

# Maidstone Borough Council

## Maidstone Borough Local Plan Housing Topic Paper 2016





Affordable housing,  
Armstrong Road, Maidstone



Scania Depot, Brooklyn Yard



Lenham Village Square



Kent Institute of Medicine  
and Surgery, Maidstone



Langley Park, Maidstone



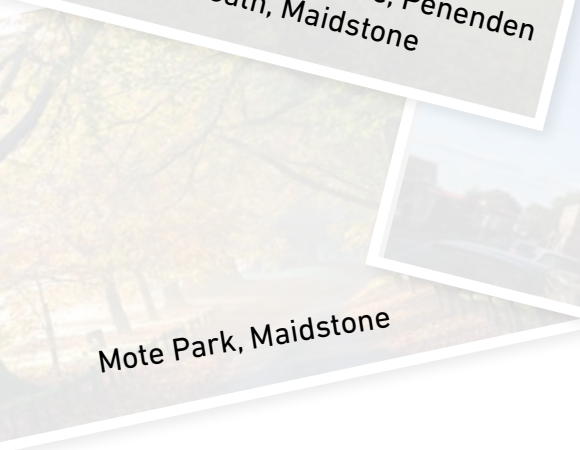
Captain Nolan Sculpture,  
Old Ophthalmic Hospital



Sandling Lane, Penenden  
Heath, Maidstone



Marden



Mote Park, Maidstone



Fremlin Walk

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## 1 Introduction

**1.1** The purpose of this topic paper is to update the Council's housing land supply position to a base date of 1 April 2016, and to demonstrate that the Borough's objectively assessed housing needs can be delivered through the sites allocated in the Maidstone Borough Local Plan and the development management process. The topic paper aims to demonstrate that the housing land supply evidence is robust and to provide further evidence that the assumptions made by the Council are justified. It reviews the contribution made by outstanding planning permissions and proposed allocations to ascertain progress since the Local Plan base date of 1 April 2011.

**1.2** Section 2 provides a summary of the Borough's objectively assessed housing needs and cross-references to documents that explain the steps the Council has undertaken to meet its needs. Section 3 shows how Maidstone's overall needs for market housing, affordable housing and registered care homes will be met, setting out the updated assumptions behind each of the components of housing land supply. A series of tables and methodologies explaining the source of data are included in Appendix A. The lists of sites contributing to the completed dwellings and extant permissions components of housing land supply are set out in Appendices B and C, respectively.

**1.3** Appendix D includes an analysis of poorer quality office stock within the town centre.

**1.4** Correspondence supporting the allocation of Invicta Park Barracks as a broad location for potential future housing growth is attached to Appendix E.

**1.5** The methodology used to prepare the Council's housing trajectory is set out in Section 4, and the trajectory graph which demonstrates the delivery of dwellings against annual targets is shown in Appendix F. The assumptions behind the Council's five-year housing land position are explained in Section 5, and the rolling five-year supply calculations are set out in Appendix G. Section 6 explains how the delivery of the Borough's housing land supply will be monitored, and Section 7 draws together the conclusions of this topic paper.

### Document references

Examination library reference	Document title	Author	Date
HOU 002	Strategic Housing Market Assessment	G L Hearn	January 2014
HOU 003	Strategic Housing Market Assessment Addendum	G L Hearn	August 2014
HOU 004	Strategic Housing Market Assessment Update	G L Hearn	June 2015

# 1 . Introduction

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<b>Examination library reference</b>	<b>Document title</b>	<b>Author</b>	<b>Date</b>
HOU 007	Strategic Housing and Economic Land Availability Assessment Combined Report	Maidstone Borough Council	January 2016
ECON 002	Qualitative Employment Site Assessment	GVA	September 2014
SUB 001	Sustainability Appraisal of the Maidstone Local Plan	AECOM	February 2016
DEL 001	Local Plan Viability Testing	Peter Brett Associates	April 2013
DEL 002	Revised Plan and CIL Viability Study	Peter Brett Associates	July 2015
HOU 005	Revised Plan Viability and CIL Study (Affordable Housing)	Peter Brett Associates	August 2015
STR 002	Exploration of the 'Broad Location' Allocation at Lenham Village, Kent	Thomas Design Regeneration & Consultation Ltd	May 2016
	<a href="#">South East Plan</a> (former Regional Strategy for the South East of England)	Government Office for the South East	May 2009

## 2 Objectively assessed housing needs

### Strategic Housing Market Assessment

**2.1** The Strategic Housing Market Assessment (SHMA) was first published in January 2014 and has been reviewed and updated as new population and household projections from the Office for National Statistics (ONS) and Department for Communities and Local Government (DCLG) are released (SHMA Addendum in August 2014 and SHMA Update in June 2015). The assessment has been produced jointly with Maidstone's Housing Market Area partners: Ashford and Tonbridge & Malling Borough Councils. The SHMA is compliant with the National Planning Policy Framework and Practice Guidance, and the methodology used has withstood two independent critiques following a number of challenges that the objectively assessed housing need for the Borough was too high.

**2.2** The iterations of the SHMA reported:

- January 2014 - an objectively assessed need for the Borough of 19,600 additional dwellings for the period 2011 to 2031 (980 dwellings per annum);
- August 2014 Addendum - a revised objectively assessed need for the Borough of 18,600 additional dwellings for the period 2011 to 2031 (930 dwellings per annum), and a need for 960 bedspaces between 2013 and 2031 to meet future care home needs (48 bedspaces per annum over the plan period); and
- June 2015 Addendum - a revised objectively assessed need for the Borough of 18,560 additional dwellings for the period 2011 to 2031 (928 dwellings per annum), and a revised need for 980 bedspaces between 2013 and 2031 to meet future care home needs (49 bedspaces per annum over the plan period).

#### Market forces

**2.3** Planning Practice Guidance (PPG) states<sup>(1)</sup> that where market signals point to affordability problems, including access to affordable homes, an upwards adjustment should be made to increase housing numbers set at a reasonable level. In deriving the Borough's objectively assessed housing needs, the 2015 SHMA Update takes account of market forces, increasing household projections from 883 to 928 dwellings per annum.

#### London pressures

**2.4** The 2015 SHMA Update also quantifies the increase in demand for housing that there would be if, as predicted by the Greater London Authority (GLA), migration from London is higher than projected by the ONS population projections. The influence of migration to/from London will continue to impact on the demand for housing in all south-east authorities to a greater or lesser degree. London is a world city generating a significant demand for additional workforce which in turn puts an upward pressure on housing. At this point in time, however, there is uncertainty about when and indeed whether the increased

1 PPG, Ref ID: 2a-019-20140306, paragraph 019

demand predicted by the GLA, above that already included in the ONS projections, will come to fruition. It is uncertain whether regional or sub-regional mechanisms will eventually emerge to address the complex issues raised within a consistent framework and what types of solutions may be instituted. Consequently, Maidstone's objectively assessed need does not include any uplift for the additional impacts of London migration predicted by the GLA (which would increase need by a further 45 units to 973 dwellings per annum). The recent election of a new London mayor may also herald a change in the approach to meeting the capital's housing needs.

### Conclusion

**2.5** The Council is satisfied that the methodology used to determine the Borough's objectively assessed housing needs set out in the SHMA is robust. Further that, as referred to in the Duty to Cooperate Statement, no additional housing needs have arisen from any of the adjoining local/unitary authorities.

### **Strategic Housing Land Availability Assessment**

**2.6** The combined report for the Strategic Housing and Economic Land Availability Assessment was published in January 2016. The combined report sets out the methodology for the identification and assessment of potential development sites, and includes detailed site appraisals together with a map of the Borough identifying accepted and rejected sites. The Assessment has informed the allocation of housing sites in the Local Plan, which assist in meeting the Borough's objectively assessed housing needs.

### **Sustainability Appraisal**

**2.7** The preparation of the Sustainability Appraisal for the Local Plan is an iterative process which helps to ensure that the Local Plan achieves an appropriate balance between environmental, economic and social objectives. All sites that formed part of the Strategic Housing Land Availability Assessment were subject to sustainability appraisal, which assisted in the selection of sites for allocation in the Maidstone Borough Local Plan.

### **Viability**

**2.8** Viability is key to the delivery of housing schemes. Peter Brett Associates have undertaken a series of viability studies to support the deliverability of both market and affordable housing policy alternatives<sup>(2)</sup>. The studies concluded that, overall, rural areas were more viable than urban areas, and within urban locations brownfield sites were less viable than greenfield sites. The assessments indicated that the Local Plan policies most likely to impact on residential viability were affordable housing and the delivery of infrastructure to support growth, and the studies concluded that policy trade-off decisions were required between the costs of infrastructure delivery and meeting affordable housing needs. The studies' recommendations have been incorporate into policies DM13 (Affordable Housing), ID1 (Infrastructure Delivery) and the H1 Housing Site Allocations of the Local Plan.

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2 Local Plan Viability Testing 2013; Revised Plan and CIL Viability Study 2015; Revised Plan Viability and CIL Study (Affordable Housing) 2015



### 3 Delivery of housing sites

#### Housing land supply

**3.1** Table 3.1 below updates Table 4.1 of the Regulation 19<sup>(3)</sup> Publication draft version of the Maidstone Borough Local Plan (the Regulation 19 draft Local Plan) from a base date of 1 April 2015 to 1 April 2016, setting out the Council's housing land supply position over the 20-year plan period 2011 to 2031. All dwelling totals in the table are net of dwelling losses. Appendix A includes a series of tables and methodologies that explain the source of the data in Table 3.1.

**3.2** Between 1 April 2015 and 1 April 2016 a further 521 homes have been completed (Appendix B), and the Council's stock of extant planning permissions (including those subject to the signing of Section 106 legal agreements<sup>(4)</sup>) of dwellings that have either not started or are under construction has risen to 5,475 dwellings (Appendix C), primarily due to the granting of planning permission on sites allocated in the Regulation 19 draft Local Plan. Consequently, the balance of Local Plan allocations has reduced to 5,600 dwellings. The development potential within allocated broad locations has risen by 290 units to 3,790 dwellings as a result of additional analyses undertaken for the town centre broad location. There is strong evidence that previously unidentified sites (windfalls) will continue to contribute towards the housing land supply and an allowance from this source has been added to supply.

**3.3** Table 3.1 demonstrates a housing land supply of 19,325 dwellings (a surplus of 765 dwellings against the Borough's objectively assessed housing need of 18,560 units). Despite the step change required in housing provision, the Council is confident that objectively assessed housing need can be met through a flexible supply of housing sites and a surplus of over 4% above the assessed need.

	<b>Housing land supply 1 April 2011 to 31 March 2031</b>	<b>Dwellings (net)</b>	<b>Dwellings (net)</b>
1	Objectively assessed housing need/ Local Plan housing target		18,560
2	Completed dwellings 1 April 2011 to 31 March 2016	2,860	
3	Extant planning permissions as at 1 April 2016 (including a non-implementation discount)	5,475	
4	Local Plan allocated sites (balance of Regulation 19 Local Plan allocations not included in line 3 above)	5,600	
5	Local Plan broad locations for future housing development	3,790	

3 Town and Country Planning (Local Planning) (England) Regulations 2012

4 Section 106 of the Town and Country Planning Act 1990

### 3 . Delivery of housing sites

	<b>Housing land supply 1 April 2011 to 31 March 2031</b>	<b>Dwellings (net)</b>	<b>Dwellings (net)</b>
6	Windfall sites contribution	1,600	
7	Total housing land supply		19,325
8	Housing land surplus 2011/2031		765

Table 3.1 Meeting objectively assessed housing need

#### **Completed dwellings (Table 3.1, line 2)**

**3.4** The total number of dwellings completed (net of losses) between 1 April 2011 and 31 March 2016 is 2,860 units (Table 3.2).

<b>Year 1st April to 31st March</b>	<b>No. of Dwellings (net)</b>
2015/16	521
2014/15	413
2013/14	423
2012/13	630
2011/12	873
<b>Total dwellings completed 2011/2016</b>	<b>2,860</b>

Table 3.2 Completed dwellings 1st April 2011 to 31st March 2016

**3.5** During the first two years of the plan period when the South East Plan was in force, the target of 554 units was exceeded due to the availability of town centre brownfield sites that were being developed at a high density. Following the downturn in housebuilding during the economic recession dwelling completions have begun to rise, not least due to planning permissions granted generally on sites allocated in the Regulation 19 draft Local Plan in the context of a lack of a five-year housing land supply following publication of the SHMA in January 2014. A list of sites making up the completions is included in Appendix B.

#### **Extant planning permissions (Table 3.1, line 3)**

**3.6** As at 1 April 2016, the total capacity of sites with extant planning permissions was 5,763 dwellings (Appendix A, Table 8.1). The figures include dwellings on approved prior notification applications and a small number of sites approved subject to section 106 agreements (247 dwellings). It is reasonable to expect that a proportion of these may not be implemented, although a total of 1,850 dwellings (32%) were on sites which were under construction and are highly likely to be built out.

**3.7** Historic data reveals that over the past eight year period (2008/16) an average of 2.11% of dwellings on all sites with extant permissions expired in Maidstone Borough (Appendix A, Table 8.2). For the purposes of determining a non-implementation discount for current extant permissions a prudent approach has been adopted to avoid overestimating the yield from this source: a rate of 5% has been applied, reducing the contribution to housing land supply from this source to 5,475 dwellings.

**Housing allocations (Table 3.1, line 4)**

**3.8** Table 3.3 below shows the progress of housing sites allocated in the Regulation 19 draft Local Plan at 1 April 2016 which had capacity for 8,707 dwellings. This total has been reduced by 41 units to 8,666 dwellings due to a proposed reduction in capacity for policy H1(29) New Line Learning (220 to 180 units) which is listed in the submitted Schedule of Proposed Changes, and the loss of one dwelling on policy H1(16) Slencrest House which was allocated for 10 units and permitted for nine.

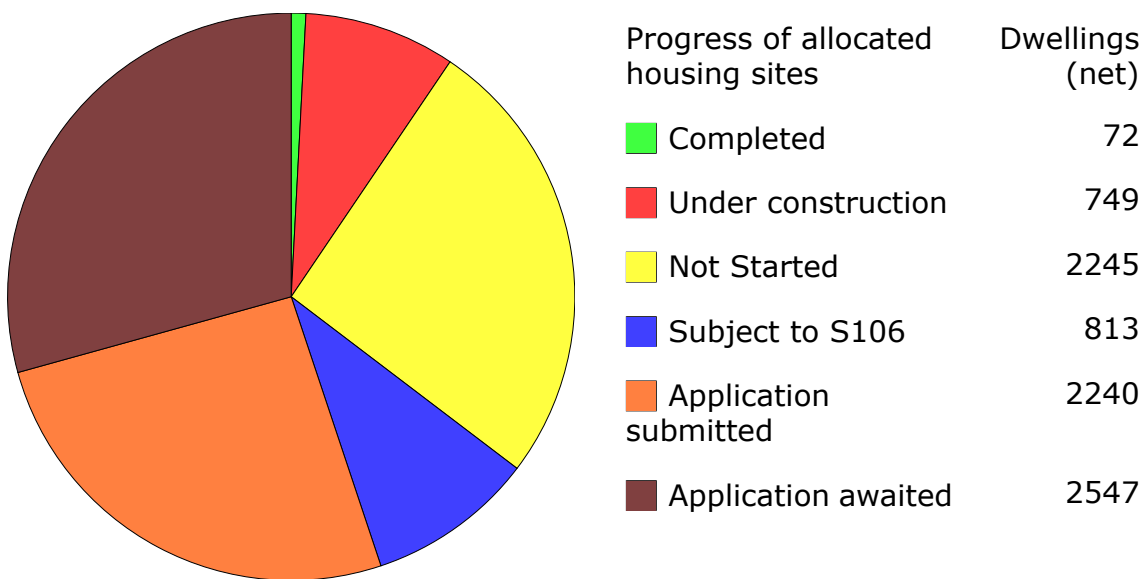


Table 3.3

**Broad locations (Table 3.1, line 5)**

**3.9** The Regulation 19 draft Local Plan identifies three broad locations for future housing growth:

- Town Centre (700 dwellings)
- Invicta Park Barracks (1,300 dwellings)
- Lenham Rural Service Centre (1,500 dwellings)

## 3 . Delivery of housing sites

### Town Centre Broad Location

**3.10** Evidence shows that there is an oversupply of poorer quality office stock in the town centre<sup>(5)</sup> which is no longer fit for purpose due to age, condition, environs and a lack of parking facilities. A combination of reduced demand for office space (locally and nationally) together with the availability of new and better quality office accommodation in nearby areas (e.g. Kings Hill and Ashford) has the effect of suppressing demand for office accommodation in the Maidstone Town Centre, thereby inhibiting new development which could better meet modern business needs. A route to tackle this is to rationalise the supply of the poorest quality stock through conversion or redevelopment to alternative uses. Over the time frame of the plan it is expected that the value of the lowest quality office stock, in terms of rents, will fall further making redevelopment for alternative uses increasingly viable. With a corresponding uplift in the market for town centre apartments, this trend could see the delivery of significant new housing in and around the town centre.

**3.11** Permitted development rights allowing the conversion of certain buildings to homes, first introduced on a three-year temporary basis in 2013, were made permanent on 6 April 2016<sup>(6)</sup>. This has clear implications for potentially increasing the future delivery of homes in the town centre. Table 8.3 (Appendix A) gives a breakdown of all prior notification applications by geographical area over the past three years. Out of a total 907 homes from this source of supply, the town centre (as defined in the Regulation 19 draft Local Plan) contributes 665 dwellings; 85% of these were in the identified poorer quality office stock.

**3.12** An exercise has been undertaken to examine how much of the poorer office stock located within the town centre has been subject to conversion, and how much remains. The calculations and methodology applied are included in Appendix D. The potential additional capacity from the balance of poor quality office stock is likely to be in the region of 300+ dwellings. Additionally, there may be a dwelling contribution from the conversion of better quality office stock and retail premises. As well as the existing supply of 665 dwellings from prior notification sites, it is reasonable to expect this source of supply to contribute around a further 350 dwellings to the town centre broad location over the plan period.

**3.13** In addition to the potential from prior notifications, there are medium and long term prospects of the redevelopment of larger sites in the town centre, such as Baltic Wharf and The Mall. Baltic Wharf has consent (2014 on appeal) for a scheme of retail, office and mixed use. Given the location and listed building status of the property, there is some doubt that a retail scheme would be viable. At the appeal a residential scheme comprising 240 units (115 units from conversion and 125 new build) was proposed and, although not considered viable at that time, improvements in the housing market may support the viability of a similar scheme in the medium term. Discussions between the Council and the landowners to review options for the site are ongoing. There is potential for the

5 Qualitative Employment Site Assessment 2014, GVA

6 Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016

site to deliver around 240 dwellings within the town centre. There are likely to be other redevelopment schemes within the town centre which include a residential component over the remaining plan period.

**3.14** In February 2014 a public exhibition was held by the owners of the Mall for a potential redevelopment scheme for [The Mall](#) and its surrounds. An area was earmarked for substantial housing redevelopment which could have yielded in excess of 400 dwellings. In addition, there may be opportunities to intensify the existing built development of The Mall buildings themselves. Discussions between the Council and the landowner to consider the various options are ongoing, and The Mall has confirmed its intention to include a residential element in its long-term plans for redeveloping the site.

**3.15** The recent trend of Prior Notification applications for Class Q of Part 3 permitted development proposals to redevelopment of poorer quality office stock, together with discussions with site owners, provides a reasonable basis for the Council's confidence that the potential yield within the Town Centre broad location should be increased to a total of 990 dwellings.

### Invicta Park Barracks Broad Location

**3.16** The broad location at Invicta Park Barracks comprises a range of military buildings, including army accommodation, set within expansive parkland. The Ministry of Defence (MoD) has categorised the site as a 'retained' site in its most recent estates review (2013) and, whilst there are no immediate plans to vacate the site, the MoD keeps its property portfolio under regular review. Recent correspondence from the Defence Infrastructure Organisation of the MoD confirms it supports the inclusion of Invicta Park Barracks in Policy H2(2) for potential future housing growth (Appendix E). Preliminary site visits indicate potential to deliver approximately 1,300 homes in the latter period of the Local Plan (2026 to 2031), and the next step will be an assessment of potential development options for the site.

### Lenham Rural Service Centre Broad Location

**3.17** The broad location at Lenham Rural Service Centre is allocated towards the end of the plan period (2026 to 2031), so that requirements for supporting infrastructure and mitigation measures can be addressed, and to ensure future development is integrated into the existing village through the preparation of a master plan. Consultants have been appointed to explore the potential for growth at the village, and a stakeholder workshop was held on 15 April 2016 to seek the views of the Lenham Neighbourhood Plan Steering Group and parish councillors, local land owners, developers and their advisors, representatives of local organisations, and officers from the Borough and County Councils. An initial report has been published: Exploration of the 'Broad Location' Allocation at Lenham Village, Kent (2016) which reviews the potential for growth at the village. Early indications are that 1,500 dwellings could be delivered in this broad location towards the end of the Local Plan period, and additional studies will be undertaken to understand the potential impacts from growth, including infrastructure needs, and the precise capacity of different areas.

### Windfall sites contribution (Table 3.1, line 6)

**3.18** In accordance with paragraph 48 of the National Planning Policy Framework (NPPF), local planning authorities may make an allowance for windfall sites if there is compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens.

**3.19** Based on an examination of completed dwellings on previously developed (brownfield) small sites (1 to 4 units) and large sites (5+ units) there is strong evidence of a regular and continuing supply of windfall sites in the Borough. Sites that have previously been identified through the Local Plan process have been removed from calculations, i.e. sites identified in the adopted Maidstone Borough-wide Local Plan 2000, Urban Capacity Studies 2002 and 2006, and the Strategic Housing Land Availability Assessment (2016 combined report). Garden land has been excluded from figures in accordance with the NPPF. Sites within the town centre have also been excluded as otherwise this would result in double counting the Town Centre Broad Location contribution.

**3.20** Table 8.4 (Appendix A) demonstrates that, over the past eight years, the average annual windfall rate for small sites has been 48 dwellings and for large sites 136 dwellings. The supply from small sites has been fairly consistent and, since sites below five units are not allocated in the Local Plan, it is reasonable to expect this rate to continue during the plan period from 2019/20. Prior to this date there is a risk of double counting the windfall sites with planning permission and these early years have therefore been excluded.

**3.21** For large sites, there are a number of factors that affect the setting of a realistic future rate for large windfall sites: sites have been allocated in the Local Plan, so fewer sites will be "unidentified" in the short to medium term. The Council has therefore exercised caution and has assumed no large site windfalls over the next five years. After that it is reasonable to assume that the 'call for sites' exercise would not have revealed all medium to long term opportunities and so the Council has applied 50% of the average past windfall rate (68 dwellings per annum) for the period 2021/2026, and 100% (136 dwellings per annum) for the period 2026/2031 (Appendix A, Table 8.4).

**3.22** Although dwellings built on garden land have been excluded from site forecasts in accordance with NPPF requirements, such sites continue to deliver an average of 28 dwellings per annum in Maidstone (Appendix A, Table 8.5), so could deliver 280 units over a 10-year period under the enabling Local Plan policy DM10. Forecasts also exclude local needs housing delivery on exception sites. Build rates will fluctuate due to the nature of this type of housing provision (Appendix A, Table 8.6) but, based on historic trends and current activity with the Housing Service, exception sites could reasonably be expected to deliver an additional 100 dwellings over the remainder of the plan period. Excluding these two sources from the Council's housing land supply forecasts introduces additional flexibility in supply.

### Conclusion: meeting objectively assessed housing needs

**3.23** In conclusion,

- The Council has taken on the significant rise in the objectively assessed housing need in the Borough;
- The Council is making excellent progress early in the plan period at meeting this need with 45% of the identified need already committed as completed dwellings or planning permissions granted (and in many cases commenced);
- The Council has taken a reasonable position on discounting planning permissions;
- The Council has allocated further suitable sites for development where applications are pending on a significant proportion (2,240 units, representing 12% of objectively assessed needs), with discussions with developers underway on further sites;
- The Council has also taken a relatively cautious but evidence based approach concerning the delivery of windfall sites and development within the identified broad locations; and
- Overall, the Council is confident that the objectively assessed housing need will be delivered through the policies and allocations of the Local Plan.

### Affordable housing delivery

**3.24** The Strategic Housing Market Assessment Update (2015) identifies an affordable housing need for the Borough of 5,800 dwellings from 2013 to 2031 (322 dwellings per annum over 18 years). Between 1 April 2013 and 31 March 2016, 491 affordable homes were completed (Appendix A, Table 8.7). Table 3.4 below demonstrates the Council's affordable dwelling supply.

**3.25** Prior notification applications and small site windfalls (1 to 4 units) do not attract affordable housing and are excluded from figures, although the table includes an estimated contribution from local needs housing delivery on exception sites over the plan period (100 dwellings).

Affordable housing land supply 1 April 2013 to 31 March 2031	Dwellings (net)	Dwellings (net)
Objectively assessed affordable housing need		5,800
Completed affordable dwellings 1 April 2013 to 31 March 2016	491	
Contribution from extant planning permissions as at 1 April 2016 (including a non-implementation discount)	1,471	
Contribution from Local Plan allocated sites	1,800	

Affordable housing land supply 1 April 2013 to 31 March 2031	Dwellings (net)	Dwellings (net)
Contribution from Local Plan broad locations for housing development	1,182	
Windfall sites contribution (large sites of 5+ dwellings only)	306	
Contribution from local needs housing (exception sites)	100	
Total affordable housing land supply		5,350

Table 3.4 Delivery of affordable housing 2013 to 2031

**3.26** The SHMA (2015 Update) recognises that not all affordable housing will be delivered through planning obligations on market-led development schemes. In particular, it cites the significant role of the private rented sector in Maidstone Borough. Similarly, it is reasonable to expect a proportion of 100% affordable housing where the developer is a registered provider of social housing.

**3.27** Finally, the Council is aware that provisions contained within the Housing and Planning Bill which is currently passing through the House of Lords, including starter homes as part of affordable housing supply, may change the assumptions of provision.

**3.28** At this stage, the Council is confident that the identified need for affordable housing can be met through the application of policies DM13 and DM14 as well as the actions of the registered providers of social housing and the private sector.

### Registered Care Homes

**3.29** The Strategic Housing Market Assessment Update (2015) identifies a need for a total of 980 registered care bedspaces over the plan period 2011 to 2031 (49 bedspaces per annum). Table 3.5 below sets out the Council's current position (all figures are net of losses of bedspaces).

Care homes bedspaces 1 April 2011 to 31 March 2031	Bedspaces (net)	Bedspaces (net)
Objectively assessed need		980
Completed bedspaces 1 April 2011 to 31 March 2016	42	
Bedspaces under construction at 1 April 2016	31	
Bedspaces on extant planning permissions at 1 April 2016	316	
		389

Table 3.5 Registered care homes - bedspaces



**3.30** The Council has made good progress on the delivery of the identified need and has eight years' supply of registered care homes bedspaces (980/49 bedspaces per annum). On this basis the Council considers that the need identified for the remainder of the plan period can be met and the provision of this specialist accommodation will be closely monitored.

## 4 The housing trajectory

### Methodology

**4.1** The Council's housing land supply is updated annually to a base date of 1 April, and new sites granted planning permission in the preceding year are added to the Council's monitoring database. The database holds information on market and affordable housing, permanent Gypsy and Traveller sites and prior notification applications. At 1 April 2016 the Maidstone Borough Local Plan housing allocations were also added to the database. A Borough-wide survey of all sites (down to one unit) is undertaken to establish how many dwellings have been built in that year or are under construction, and the information is uploaded to the database. Analyses of the data are undertaken, including the projected phasing of individual sites.

**4.2** To assist with the projected phasing exercise, contact was made with landowners, developers and their agents for all permitted and allocated sites of five units and above (Table 4.1). A minimum of three contact attempts was made and the feedback received was of a good standard.

	Percentage of sites - feedback received through contacts	Percentage of sites - no feedback through contacts	Percentage of sites - unable to make contact
Sites with extant planning permissions	55%	29%	16%
Local Plan allocated sites	65%	20%	15%
Total	59%	25%	16%

Table 4.1 Development industry feedback on phasing of sites of 5+ dwellings

**4.3** In addition to contact with the development industry to establish the projected phasing of development sites, there has been regular input to the Local Plan process through the Council's 'call for sites' exercises, the SHLAA process and formal Local Plan consultations, all of which have helped to inform the allocation of development sites in the Local Plan. Regular discussions with the industry occur through the Kent Planning Officers Group, the Borough Council's biannual Development Industry Forum, and pre-application discussions.

**4.4** The Council's housing land supply comprises dwellings completed between 1 April 2011 (the base date of the Local Plan) and 31 March 2016; extant planning permissions (discounted by 5%) together with those granted permission subject to the signing of section 106 agreements; sites allocated in the Maidstone Borough Local Plan; broad locations for future housing development identified in the Local Plan; and an allowance from estimated windfall sites. Care has been taken to avoid double counting across the various elements of supply.

**4.5** Table 3.1 sets out the Council's overall housing land supply position. The housing trajectory (Appendix F) shows completed and projected dwellings, phased on an annual basis, for each component of supply over the plan period.

**4.6** The Council is making good progress through increases in the number of completed dwellings and the pipeline of planning permissions. It is confident of continuing to deliver housing sites in line with the trajectory following close liaison with the development industry on a site by site basis. Past rates of delivery, together with the opportunities and policy framework for the continued delivery of windfalls (including prior notifications in the town centre broad location), give further confidence in the housing trajectory. The Council is developing master plans to support the implementation of the Lenham and Invicta Park Barracks broad locations. Given the progress made to date on meeting the objectively assessed housing need and the contact with the development industry, the Council believes the housing trajectory to be realistic in profile but will continue to monitor its progress.

## 5 Five-year housing land supply

### Methodology

**5.1** NPPF paragraph 47 is clear that local authorities should identify and update annually a five-year housing land supply of deliverable sites. There is no standard methodology for this calculation, and the Council's approach to establishing its five-year supply at 1 April 2016 is set out below. The methodology is PPG-compliant in that it delivers the under-supply of dwellings in the past five years over the next five years, and demonstrates a surplus of 155 dwellings (Table 5.1). This represents 5.12 years' worth of housing land supply at 1 April 2016<sup>(7)</sup>.

		<b>Dwellings (net)</b>
1	Requirement 1 April 2011 to 31 March 2021 928 dwellings p.a. x 10 years	9,280
2	Number of dwellings completed 1 April 2011 to 31 March 2016 (Appendix B)	(2,860)
3	Residual requirement 1 April 2016 to 31 March 2021 (line 1 - line 2)	6,420
4	5% buffer against potential non-delivery (5% of 6,420)	321
5	Total requirement 1 April 2016 to 31 March 2021 (line 3 + line 4)	6,741
6	Total land supply 1 April 2016 to 31 March 2021 (Appendix G)	6,896
7	Surplus in delivery 1 April 2016 to 31 March 2021 (line 5 - line 6)	155

Table 5.1 Five-year housing land supply at 1 April 2016

### Completed dwellings (Table 5.1, line 2)

**5.2** Appendix B lists the sites that contribute to total completions between 1 April 2011 and 31 March 2016 which total 2,860 dwellings.

### 5% Buffer (Table 5.1, line 4)

**5.3** Policy AOSR6 of the Regional Strategy for the South East, the [South East Plan](#) (2009), set an annual dwelling target for Maidstone of 554 units, and the Strategy was not revoked (in part) until March 2013. The Maidstone Strategic

<sup>7</sup> Calculation:  $6,741 \div 5 = 1,348$ ;  $6,896 \div 1,348 = 5.12$

Housing Market Assessment was first published in January 2014 and established an objectively assessed need for the Borough of 980 dwellings per annum for the period 2011 to 2031, subsequently reduced to 928 dwellings following updated national household projections in 2015. Table 8.8 (Appendix A) demonstrates that the Council has an excellent record of meeting its housing targets, even during periods of recession, up to the point that objectively assessed needs were increased by 68% (retrospectively applied).

**5.4** It is therefore reasonable to apply a 5% buffer to the Council's residual housing requirement, brought forward from the latter years of the plan in order to introduce additional flexibility in the delivery of five years' worth of housing sites. This buffer is in addition to the non-implementation discount applied to extant permissions.

### **Five-year housing land supply (Table 5.1, line 6)**

**5.5** Following a detailed sites survey, the Council's housing information database is updated to a base date of 1 April each year. The housing land supply phased for the five year period from 1 April 2016 to 31 March 2021 totals 6,896 dwellings (Appendix G). The supply includes a proportion of dwellings from the discounted stock of extant planning permissions and Local Plan allocations (Appendix C), and a contribution from small site (1-4 units) windfalls for 2019/20 and 2020/21 as explained in paragraph 3.20.

### **Rolling five-year housing land supply**

**5.6** Following a considerable increase in the Borough's objectively assessed housing needs, applied retrospectively to 1 April 2011, the Council has made every effort to deliver the shortfall in housing land supply (2011/16) over the next five years (2016/21). The calculation in Table 5.1 reveals a surplus of dwellings at 1 April 2016 of 155 units. To demonstrate the Council can maintain a five-year supply over the plan period, the rolling five-year housing land supply is set out in Appendix G.

### 6 Monitoring and review

**6.1** In line with standard practice, a review of the success of Local Plan policies will be undertaken in annual monitoring reports.

#### **Objectively assessed needs**

**6.2** The Council will monitor new releases of population and household projections from ONS/DCLG, and will assess the impact of new figures on the Borough's objectively assessed needs and respond accordingly.

#### **Monitoring the delivery of market and affordable dwellings and the delivery of bedspaces in care homes**

**6.3** The Council will undertake effective monitoring of the Borough's housing trajectory and five-year housing land supply position, together with the delivery of affordable housing and bedspaces in registered care homes, to ensure objectively assessed needs are being met. The Council's database will be updated annually (at a base date of 1 April) following completion of detailed site surveys, and the results will be published on the Council's website in annual monitoring reports.

#### **Broad locations for future housing growth**

**6.4** Recent analyses, set out in Section 3 of this Topic Paper, demonstrates how the town centre broad location for future housing growth could be delivered. The masterplanning for the broad locations of Invicta Park Barracks and Lenham Rural Service Centre are in progress. The delivery of all three broad locations will be carefully monitored. Lenham will be the prime focus for a partial review of the Local Plan through the preparation of a Development Plan Document, to establish the boundaries of the broad location and to allocate specific sites for development.

## 7 Conclusion

**7.1** Overall, housing land supply exceeds the objectively assessed housing need of 18,560 dwellings (2011 to 2031) by over 4%, despite the step change required in housing provision and the cautious evidence based approach applied to each component of housing provision. Every effort has been made to deliver the past under-supply of dwellings within the next five years, and the housing trajectory demonstrates that the Council can maintain a rolling five-year supply of housing land to meet needs over the period of the plan.

**7.2** At this stage, the Council is confident that the identified need of 5,800 affordable dwellings can be met almost entirely (92%) through the application of policies DM13 and DM14 which will be supplemented by the actions of the registered providers of social housing and the private sector

**7.3** The Council's objectively assessed need for registered care homes is 980 bedspaces, and 389 bedspaces can be delivered through completions and permissions on sites, representing eight years' worth of bedspaces to meet this specialist need. Given the good progress on the delivery of the identified need it is likely that the remaining need will be met in the plan period and the Council will monitor the position closely.

**7.4** The Council is confident that its objectively assessed needs set out in the Strategic Housing Market Assessment Update 2015 will be delivered through the policies and land allocations of the Maidstone Borough Local Plan.

## 8 Appendices

## Appendix A Tables

Component of extant planning permission	Dwellings (net)
Small sites (1 to 4 dwellings) under construction	90
Small sites (1 to 4 dwellings) not started	300
Large sites (5+ dwellings) under construction	1,850
Large sites (5+ dwellings) not started	3,523
<b>Extant planning permissions</b>	<b>5,763</b>
Non-implementation discount 5%	(288)
<b>Extant planning permissions as at 1 April 2016 (including a non-implementation discount)</b>	<b>5,475</b>

Table 8.1 Summary of extant planning consents at 1st April 2016

	Total dwellings (net) on all permissions	Dwellings (net) on expired permissions	Annual % dwellings (net) on expired permissions
2015/16	5,605	89	1.59
2014/15	3,742	66	1.76
2013/14	2,116	66	3.12
2012/13	2,007	64	3.19
2011/12	2,987	53	1.77
2010/11	3,429	76	2.22
2009/10	3,514	127	3.61
2008/09	3,150	20	0.63
Total	26,550	561	2.11
Average	3,319	70	2.11%

Table 8.2 Annual rates of expired planning permissions 2008 to 2016

	Total	2015/16	2014/15	2013/14
All	907	694	144	69
Rural	102	62	33	7
Urban	805	632	111	62
Town Centre	669	542	84	43



	<b>Total</b>	<b>2015/16</b>	<b>2014/15</b>	<b>2013/14</b>
Town Centre (office to residential only)	665	539	83	43
Town Centre (office to residential only) as a % of all prior notifications		77.67%	57.64%	62.32%

Table 8.3 Breakdown of Prior Notification applications

	<b>Large site dwellings (net)</b>	<b>Small site dwellings (net)</b>	<b>Total dwellings (net)</b>
2015/16	125	60	185
2014/15	96	39	135
2013/14	111	59	170
2012/13	148	49	197
2011/12	139	51	190
2010/11	189	26	215
2009/10	228	38	266
2008/09	46	55	101
Total	1,082	377	1,459
Annual average windfall rates	136	48	

Table 8.4 Large site (5+ units) and small site (1-4 units) windfalls 1 April 2008 to 31 March 2016

	<b>Dwellings (net)</b>
2015/16	18
2014/15	13
2013/14	19
2012/13	36
2011/12	55
2010/11	28
2009/10	27
2008/09	28
Total	224
Average annual contribution	28

Table 8.5 Completed net dwellings on garden land 1 April 2008 to 31 March 2016

Five year periods	Dwelling completions
2011/2016	68
2006/2011	8
2001/2006	20
1996/2001	15
1991/1996	30

Table 8.6 Delivery of local needs housing on exceptions sites

	Market Sector	Market Sector %	Affordable Housing	Affordable Housing %	Total Completions
2015/16	382	73%	139	27%	521
2014/15	250	61%	163	39%	413
2013/14	234	55%	189	45%	423
<b>Total</b>			<b>491</b>		
<i>2012/13</i>	<i>447</i>	<i>71%</i>	<i>183</i>	<i>29%</i>	<i>630</i>
<i>2011/12</i>	<i>493</i>	<i>56%</i>	<i>380</i>	<i>44%</i>	<i>873</i>
<i>2010/11</i>	<i>395</i>	<i>61%</i>	<i>254</i>	<i>39%</i>	<i>649</i>
<i>2009/10</i>	<i>308</i>	<i>53%</i>	<i>273</i>	<i>47%</i>	<i>581</i>
<i>2008/09</i>	<i>237</i>	<i>54%</i>	<i>204</i>	<i>46%</i>	<i>441</i>

Table 8.7 Affordable housing completions 1 April 2008 to 31 March 2016

Year 1st April to 31st March	Annualised housing target	Completed dwellings (net)
2015/16	928	521
2014/15	928	413
2013/14	928	423
2012/13 (South East Plan 554 units)	928	630
2011/12 (South East Plan 554 units)	928	873
<i>Annual average 2011/2016 (SHMA 2015)</i>	<i>928</i>	<i>572</i>
2010/11	554	649
2009/10	554	581
2008/09	554	441

Year 1st April to 31st March	Annualised housing target	Completed dwellings (net)
2007/08	554	992
2006/07	554	714
<i>Annual average 2006/2011 (South East Plan 2009)</i>	554	675
2005/06	460	756
2004/05	460	816
2003/04	460	379
2002/03	460	444
2001/02	460	722
<i>Annual average 2001/2006 (Kent Structure Plan 2006)</i>	460	623
2000/01	460	416
1999/00	460	755
1998/99	460	262
1997/98	460	444
1996/97	460	298
<i>Annual average 1996/2001 (Kent Structure Plan 1996)</i>	460	435

Table 8.8 Past delivery rates against annual housing targets

## Appendix B List of sites with completed dwellings

Site location - Dwellings on sites making up completions	built	loss	Total
<b>Completions 2015/16</b>			
Street Farm, The Street, Boxley, Maidstone, Kent, ME14 3DR	3	0	3
The Nook, Boxley Road, Walderslade ME5 9JG	1	1	0
The Woodyard, East Street, Hunton, ME15 0RA	1	0	1
Gudgeon Oast, West Street, Hunton, Maidstone, KENT, ME15 0SA	1	0	1
Pegasus Gymnasitics Club, Crismill Lane, Bearsted, Kent, ME14 4NT	3	0	3
Old School House, Thurnham Lane, Thurnham, Maidstone, Kent, ME14 4PL	1	0	1
Cobtree Lodge, Chalky Road, Stockbury, ME9 7OP	1	0	1
The Barn, Pollyfields Farm, Detling, ME14 3HL	1	0	1
Little Couchman Green Cottage, Little Couchman Green Farm, Couchman Green Lane, Staplehurst, TN12 0RT	1	0	1
Little Couchman Green Stables, Little Couchman Green Farm	1	0	1
Marshalls Farm, Hunt Street, West Farleigh, ME15 0ND	1	0	1
The Granary, Bletchenden Farm, Bletchenden Road, Headcorn, Ashford, Kent, TN27 9JB	1	0	1
Mockbeggar Barn, Collier Street, Tonbridge, Kent, TN12 9RJ	1	0	1
Scammell Lodge, Friningham, Detling, Maidstone, Kent, ME14 3JD	1	0	1
35, Tonbridge Road, Maidstone, Kent, ME16 8SA	9	1	8
Fiddlers Green, Lenham Road, Headcorn, TN27 9LG	1	0	1
The Cottage, Kenward Orchard, Kenward Road, Yalding, ME18 6AH	1	0	1
Manor Farm Barn, Dunn Street, Bredhurst, ME7 3ND	1	0	1
Silverhill, Caring Lane, Bearsted, ME14 4NJ	1	0	1
Land West Of Bicknor Farm Cottages, Sutton Road, Maidstone, Kent	14	0	14
Land at Crinnis, Heath Road, Coxheath, ME17 4EH	2	0	2
Maidstone Golf Centre, Langley Park, Sutton Road, Langley, Kent, ME17 3NQ	1	0	1
The Yard, Hermitage Lane, Boughton Monchelsea, Kent, ME17 4DA	2	0	2
The Oast, Brishing Lane, Boughton Monchelsea, Maidstone, Kent, ME17 4NF	0	1	-1
Poplar Barn, Brishing Lane, Boughton Monchelsea, Maidstone, Kent, ME17 4NF	1	0	1
Greenhill Bungalow, Green Hill Lane, Harrietsham, Kent, ME17 1NF	1	0	1
Greenhill Bungalow, Green Hill Lane, Harrietsham, Kent, ME17 1NF	1	0	1

Site location - Dwellings on sites making up completions	built	loss	Total
Land at Northland and Groom Way, Old Ashford Road, Lenham, ME17 0QY	12	1	11
1 West Street, Harrietsham, ME17 1JL	3	0	3
Land At Langley Park, Sutton Road, Maidstone, Kent	41	0	41
74 Buckland Road, Maidstone, ME16 OSD	2	1	1
22 Tonbridge Road, Maidstone, ME16 8RT	37	0	37
53-53A London Road, Maidstone, ME16 8JH	1	0	1
Land off, Marigold Way, Maidstone, KENT	20	0	20
Glyndale, Laddingford, Maidstone, Kent	3	1	2
Ashtree Place, Hampstead Lane, Nettlestead, ME18 5HN	2	0	2
Cart Shed And Implement Store, Poplar Tree Farm, Milebush Lane, Marden, TN12 9AS	2	0	2
Moat Farm, Collier Street, Tonbridge, Kent, TN12 9RR	2	0	2
The MAP Depot Site, Goudhurst Road, Marden, Kent	36	0	36
The Bridge House, High Street, Marden, Tonbridge, Kent, TN12 9DP	1	0	1
Land Reaof 12 Cleavesland, Yalding, ME18 6BS	5	0	5
Benchmark Cottage, Shearway Lane, Headcorn, TN27 9LR	2	1	1
Headcorn Scout Group, Ulcombe Road, Headcorn, Ashford, Kent, TN27 9QR	2	0	2
2 Orchard Cottages, Lughorse Lane, Yalding, ME18 6EB	1	0	1
Great Oak Farm, Friday Street, East Sutton, ME17 3EA	1	0	1
39 Albion Place, Maidstone, Kent, ME14 5DZ	2	0	2
Westbrook House, 18 - 20, Albion Place, Maidstone, Kent, ME14 5DZ	9	0	9
Westbrook House, 18 - 20, Albion Place, Maidstone, Kent, ME14 5DZ	3	0	3
69-77 Week Street, Maidstone, Kent, ME14 1QU	14	0	14
Globe House, 13-15 Pudding Lane, Maidstone, Kent	8	0	8
15, Ashford Road, Maidstone, Kent, ME14 5DA	4	0	4
The Old School, 92A, Melville Road, Maidstone, Kent, ME15 7UT	10	0	10
Star House, Pudding Lane, Maidstone, ME14 1LT	44	0	44
24 Ashford Road, Maidstone, ME14 5BH	6	0	6
4 Albion Place, Maidstone, ME14 5DY	7	0	7
45 Upper Stone Street, Maidstone, ME15 6EU	3	0	3
Miller House, 43-51 Lower Stone Street, Maidstone, ME15 6GB	11	0	11
Romney Court, 25 Romney Place, Maidstone, ME15 6LG	1	0	1

Site location - Dwellings on sites making up completions	built	loss	Total
10A, Brunswick Street East, Maidstone, KENT, ME15 7UU	3	0	3
66, Hampshire Drive, Maidstone, ME15 7ES	1	0	1
Maidstone Care at Home Service, Mote House, Mote Park, Maidstone, ME15 8NQ	34	0	34
Maidstone Care at Home Service, Mote House, Mote Park, Maidstone, ME15 8NQ	4	0	4
68, Sutton Road, Maidstone, Kent, ME15 9AL	1	0	1
54 Holtje Crescent, Maidstone, Kent, ME15 7DD	1	0	1
41 Hedley Street, Maidstone, ME14 5AD	9	0	9
Land adj to 70 Bargrove Road, Maidstone, ME14 5SB	1	0	1
44 Sittingbourne Road, Maidstone, ME14 5LP	8	1	7
Faraday House, Hedley Street, Maidstone, KENT, ME14 5AD	4	0	4
KLH House, High Street, Staplehurst, Kent, TN12 0AH	3	0	3
5 Butcher Close, Staplehurst, TN12 0TJ	1	0	1
Land Adjacent to Surrenden Mews, High Street, Staplehurst, TN12 0BL	4	0	4
Land South of 1, Bell Lane, Staplehurst, Kent, TN12 0BA	6	0	6
Loddington House, High Street, Staplehurst, Tonbridge, Kent, TN12 0AD	1	0	1
Land at Fishers Oast, Fishers Road, Staplehurst, TN12 0DD	6	2	4
Bell Hotel, High Street, Staplehurst, TN12 0AY	3	0	3
Land Rear Of The Pride Of Kent, High Street, Staplehurst, Kent, TN12 0AH	1	0	1
Land to the South of, Oliver Road, Staplehurst, Kent	25	0	25
Spuds and Buds, Rathbond House, High Street, Staplehurst, TN12 0AD	2	0	2
50 Sandling Road, Maidstone, ME14 2RH	1	0	1
18A Kerry Hill Way, Maidstone ME14 2GZ	1	0	1
2A, Gladstone Road, Maidstone, Kent, ME14 2AU	4	0	4
18 Kerry Hill Way, Maidstone, ME14 2GZ	1	0	1
Bridge Nursery, London Road, Maidstone,	10	0	10
Land South of, Wallis Avenue, Maidstone, Kent	69	100	-31
Land North of Sutton Road, Otham	7	0	7
Land R/O 3 Cripple Street and fronting Melrose Close, Maidstone	2	0	2
Land at Hayle Place, Postley Road, Maidstone, ME15 6DW	11	0	11

Site location - Dwellings on sites making up completions	built	loss	Total
14 Dover Street, Maidstone, Kent, ME16 8LE	1	0	1
14 Dover Street, Maidstone, Kent, ME16 8LE	2	1	1
2 Beaumont Road, Maidstone, ME16 8NQ	1	0	1
Land Adj to 1 Gatland Lane, Maidstone, ME16 8PG	1	0	1
62 Bower Lane, Maidstone, ME16 8ED	3	0	3
511, Tonbridge Road, Maidstone, Kent, ME16 9LH	1	0	1
513, Tonbridge Road, Maidstone, Kent, ME16 9LH	1	0	1
24 St Michaels Road, Maidstone, ME16 8BS	0	1	-1
The Coopers Cask, 50 Bower Lane, Maidstone, ME16 8ED	4	0	4
Lorne Greenacre, Lenham Road, Headcorn, Ashford, Kent, TN27 9LE	1	0	1
Neverend Lodge, Neverend Farm, Pye Corner, Ulcome ME17 1EF	1	0	1
Park Wood Stables / Three Sons, Park Wood Lane, Staplehurst TN12 0DL	2	0	2
Kwana, Cross Drive, Kingswood, Maidstone, Kent, ME17 3NP	1	0	1
The Orchard Place, Benover Road, Yalding, Kent	1	0	1
The Orchards, Snowey Track, Park Lane, Boughton Monchelsea, ME17 4JJ	2	0	2
Land Off, Clapper Lane, Staplehurst, Kent, TN12 0RB	1	0	1
Blossom, Maplehurst Lane, Frittenden Road, Staplehurst, Kent, TN12 0DL	1	0	1
Willow Gardens, Lindfield Farm, Willow Lane, Paddock Wood, Tonbridge, Kent, TN12 6PE	4	0	4
Stilebridge Paddock, Stilebridge Lane, Linton, ME17 4DE	2	0	2
Peas Place, Green Lane, Chart Sutton, Kent, ME17 3ET	1	0	1
Land Adjacent Vine Cottage, Pye Corner	7	0	7
Link House, Knightrider Court, Knightrider Street, Maidstone, Kent, ME15	17	0	17
American Oast, Tutsham Farm, West Farleigh, Kent, ME15 0NE	5	0	5
16 Ashford Road, Bearsted, Kent, ME14 4LP	1	0	1
<b>Total 2015/16</b>			<b>521</b>
<b>Completions 2014/15</b>			
Friningham Manor, Friningham, Detling, ME14 3JD	0	5	-5
1 and 2 Cottage Wood, Castle Hill, Thurnham, ME14 3JE	1	0	1
Purplehill Works, White Hill Road, Detling, Maidstone, KENT, ME14 3HH	2	0	2
Purplehill Works, White Hill Road, Detling, Maidstone, KENT, ME14 3HH	2	0	2

Site location - Dwellings on sites making up completions	built	loss	Total
Pride of Kent, High Street, Staplehurst, Kent, TN12 0AH	1	0	1
5-6 High Street, Staplehurst, TN12 0AH	4	0	4
Thornhill Farm, Headcorn Road, Sutton Valence, ME17 3EL	1	0	1
Berrylands, 73, Charlesford Avenue, Kingswood, Maidstone, Kent, ME17 3PH	1	0	1
33, Reeves Close, Staplehurst, Tonbridge, Kent, TN12 0NN	1	0	1
Land adj. to 4, Lughorse Lane, Yalding, Maidstone, Kent, ME18 6EQ	1	0	1
Redudant Water Tower, Stede Hill, Harrietsham, ME17 1NR	1	0	1
36, West Street, Harrietsham, Maidstone, Kent, ME17 1HX	1	0	1
Land East and West of, Fairbourne Lane, Harrietsham, Kent	1	0	1
Land at Crinnis, Heath Road, Coxheath, ME17 4EH	1	0	1
74 Buckland Road, Maidston, ME16 OSD	1	1	0
522 Loose Road, Maidstone, ME15 9UF	1	0	1
14 Dover Street, Maidstone, Kent, ME16 8LE	0	1	-1
Car Park to the rear of Victoria Orchard, Maidstone, ME16 0ED	4	0	4
10 Rectory Lane, Maidstone, ME16 9BE	2	0	2
Kent Cottage, Grigg Lane, Headcorn, Ashford, Kent, TN27 9TD	2	0	2
Land at Penhurst Close, Grove Green, ME14 5BT	7	0	7
Pine Lodge, Somerfield Road, Maidstone, ME16 8JJ	6	0	6
2 - 3, Bedford Place, Maidstone, Kent, ME16 8JB	9	0	9
152, Upper Fant Road, Maidstone, Kent, ME16 8DJ	1	0	1
46, Salts Avenue, Loose, Maidstone, Kent, ME15 0AY	2	1	1
80 and 82, Wrangleden Road, Maidstone, Kent, ME15 9LJ	4	0	4
The Mount, Church Lane, Bearsted, Maidstone, Kent, ME14 4EF	1	0	1
Labd Rear of 43 Sandling Lane, Maidstone, ME14 2HU	1	0	1
Westreet Court, Rowland Close, Maidstone, KENT, ME16 8HQ	25	0	25
11 Gabriels Hill, Maidstone, ME15 6HL	0	1	-1
97A, High Street, Maidstone, Kent, ME14 1SA	2	0	2
Broughton House, 31 Earl Street, Maidstone, ME14 1PF	4	0	4
Chillington House, St Faiths Street, Maidstone, Kent, ME14 1LH	4	0	4



Site location - Dwellings on sites making up completions	built	loss	Total
Cornerstone, 49-50 Marsham Street, Maidstone, ME14 1HH	2	0	2
30, Ashford Road, Maidstone, Kent, ME14 5BH	3	1	2
46, College Road, Maidstone, Kent, ME15 6YF	4	0	4
66, College Road, Maidstone, Kent, ME15 6SJ	1	0	1
61 Courtenay Road, Maidstone, Kent, ME15 6UW	0	1	-1
Idenden House, Medway Street, Maidstone ME14 1JT	22	0	22
Former Highways Depot, Marley Road, Harrietsham, Maidstone, Kent, ME17 1AU	9	0	9
Land at Northland and Groom Way, Old Ashford Road, Lenham, ME17 0QY	0	1	-1
Land at West Street and, Hook Lane, Harrietsham, Kent	57	0	57
A20 Northside, Ashford Road, Harrietsham, ME17 1JU	10	0	10
Former Horticultural Unit HADL, Oakwood Park, Tonbridge Road, Maidstone, Maidstone, Kent, ME16 8AW	8	0	8
Saxon Chief, 250, Queens Road, Maidstone, Kent, ME16 0LD	6	0	6
4, Mil Street, Maidstone, Kent, ME15 6XH	2	0	2
The Ten Bells, Upper Street, Leeds, ME17 1SE	3	0	3
The Ten Bells, Upper Street, Leeds, ME17 1SE	1	0	1
George Marsham House, Holmesdale Close, Loose, Maidstone, Kent, ME15 0BE	14	0	14
Senacre Technology School, Sutton Road, Maidstone, ME15 9DT	4	0	4
Land at Junction of West Park Road and York Road, Maidstone, ME15 7AF	12	0	12
The Victory Inn, 23 Church Street, Tovil, ME15 6RB	7	0	7
Ambulance Station, Loose Road, Maidstone, ME15 9QB	8	0	8
Cuckoofield House, Linton Park, Linton, ME14 4AN	1	0	1
Sorrento, Station Road, Staplehurst, TN12 0PZ	1	0	1
Great Oak Farm, Friday Street, East Sutton, Kent	1	0	1
The Cottage, Kenward Road, Kenward Orchard, Yalding MAIDSTONE	1	0	1
Calcot, Coldbridge Lane, Egerton, Ashford, Kent, TN27 9BP	1	0	1
Oak Lodge, Tilden Lane, Marden, Tonbridge, Kent, TN12 9AX	1	0	1
Willows End, Green Lane, Yalding, Tonbridge, Kent, TN12 9RB	2	0	2
Land off, Marigold Way, Maidstone, Kent	20	0	20
The MAP Depot Site, Goudhurst Road, Marden, Kent	14	0	14

Site location - Dwellings on sites making up completions	built	loss	Total
Land at Hayle Place, Postley Road, Maidstone, ME15 6DW	1	0	1
Land at Hayle Place, Postley Road, Maidstone, ME15 6DW	105	0	105
Land to the South of, Oliver Road, Staplehurst, Kent	10	0	10
<b>Total 2014/15</b>			<b>413</b>
<b>Completions 2013/14</b>			
110A, Marion Crescent, Maidstone, Kent, ME15 7DU	1	1	0
Clerys, ST Faiths Lane, Bearsted, Maidstone, Kent, ME14 4JN	0	1	-1
17 Willington Street, Maidstone, ME15 8JW	1	0	1
26, Cotswold Gardens, Downswood, Maidstone, Kent, ME15 8TB	1	0	1
1 and 2 Cottage Wood, Castle Hill, Thurnham, ME14 3JE	0	2	-2
The Oast House, Boy Court Lane, Ulcombe, TN27 9LA	1	0	1
Southgate Barn, High Banks, Loose, ME15 0EQ	1	0	1
36, Roseleigh Avenue, Maidstone, Kent, ME16 0AS	1	0	1
Saltash, Oakwood Road, Maidstone, Kent, ME16 8AL	1	0	1
Land at 36, Huntington Road, Coxheath, Kent, ME17 4DY	1	0	1
Weimear, Malling Road, Teston, Maidstone, Kent, ME18 5AR	1	0	1
Land at Depot Site, George Street, Maidstone, Kent, ME15 6NX	33	0	33
Land at The Cottage, Gravelly Bottom Road, Kingswood, ME17 3NT	1	0	1
Caring Wood, Caring Lane, Leeds, Maidstone, Kent, ME17 1TJ	1	0	1
17, North Street, Sutton Valence, Maidstone, Kent, ME17 3AP	1	0	1
75, College Road, Maidstone, Kent, ME15 6TF	2	0	2
13, Mangravet Avenue, Maidstone, Kent, ME15 9BQ	0	1	-1
127 Cambridge Crescent, Maidstone, ME15 7NS	1	0	1
New Melbourne House, Canning Street, Maidstone, Kent, ME14 2RU	9	0	9
37A Hillary Road, Maidstone, ME14 2JR	2	0	2
Rising Sun, 22, Marsham Street, Maidstone, Kent, ME14 1EP	4	0	4
85 Upper Stone Street, Maidstone, ME15 6HE	2	0	2
Land at Church Street, Maidstone, ME14 1EL	26	0	26
Land adj to 37, Ashford Road, Maidstone, Kent, ME14 5DB	4	0	4
68, Brunswick Street, Maidstone, Kent, ME15 6NP	1	0	1

Site location - Dwellings on sites making up completions	built	loss	Total
68, Bank Street, Maidstone, Kent, ME14 1SN	4	0	4
9, Mill Street, Maidstone, Kent, ME15 6XP	1	0	1
29, Old Tovil Road, Maidstone, Kent, ME15 6PR	1	0	1
66, Melville Road, Maidstone, Kent, ME15 7UT	1	0	1
3 Falcon Court, 73, College Road, Maidstone, ME15 6TF	1	0	1
53, High Street, Maidstone, Kent, ME14 1SY	2	0	2
Aylesbury House, 56 London Road, Maidstone, ME16 8QL	2	0	2
8 Lower Road, Maidstone, ME15 7RQ	2	0	2
76-78 College Road, Maidstone, ME15 6SJ	1	0	1
20-24, Melville Road, Maidstone, Kent, ME15 7UY	8	0	8
82, Hardy Street, Maidstone, Kent, ME14 2SJ	2	1	1
22 Spot Lane, Bearsted, ME15 8NU	1	0	1
8, Manor Close, Bearsted, Maidstone, Kent, ME14 4BY	2	0	2
FirTree Yard, Stockett Lane, Coxheath, ME17 4PY	6	0	6
21- 25 The Street, Detling, Kent, ME14 3JT	6	0	6
Royal George, 2, Boxley Road, Maidstone, Kent, ME14 2TH	1	0	1
31 Brewer Street, Maidstone, ME14 1RU	6	3	3
97, Tonbridge Road, Maidstone, Kent, ME16 8JN	3	1	2
2, Upper Fant Road, Maidstone, Kent, ME16 8DN	5	0	5
13, Tonbridge Road, Maidstone, Kent, ME16 8HG	3	0	3
13, Tonbridge Road, Maidstone, Kent, ME16 8HG	8	0	8
Land r/o 125, Tonbridge Road, Maidstone, Kent, ME16 8JS	2	0	2
17, Bower Lane, Maidstone, Kent, ME16 8BJ	2	1	1
Westwood Ham Lane, Lenham, ME17 2LP	5	0	5
Land East and West of, Fairbourne Lane, Harrietsham, Kent	3	0	3
3, Northdowns View, Harrietsham, Maidstone, Kent, ME17 1AQ	1	0	1
Land at West Street and, Hook Lane, Harrietsham, Kent	23	0	23
Land East of Chance, Grigg Lane, Headcorn, TN27 9TD	25	0	25
11, Station Road, Headcorn, Ashford, Kent, TN27 9SB	1	0	1
Low House Annexe, Pilgrims Way, Thurnham, Maidstone, Kent, ME14 3LD	1	0	1
13, Wheatsheaf Close, Maidstone, Kent, ME15 9QA	2	1	1

Site location - Dwellings on sites making up completions	built	loss	Total
37, Ashford Road, Maidstone, Kent, ME14 5DP	1	0	1
Yelstead Farm, Yelstead Road, Yelstead, Sittingbourne, Kent, ME9 7UT	1	0	1
18, Buckland Road, Maidstone, Kent, ME16 0SL	2	0	2
2, Albion Place, Maidstone, Kent, ME14 5DY	7	0	7
62, West Street, Harrietsham, Maidstone, Kent, ME17 1HU	1	0	1
Wind in The Willows Farm, Wagon Lane, Paddock Wood, Tonbridge, Kent, TN12 6PT	1	0	1
Lyle's Yard, Bicknor Lane, Bicknor, Sittingbourne, Kent, ME9 8BA	1	0	1
The Cottage in The Wood, East Lodge, Harple Lane, Detling, Maidstone, Kent, ME14 3ET	1	0	1
Lodge Cottage, Court Lodge Road, Harrietsham, Maidstone, Kent, ME17 1AS	1	0	1
11, Upper Stone Street, Maidstone, Kent, ME15 6EU	2	0	2
315, Tonbridge Road, Maidstone, Kent, ME16 8ND	1	0	1
Valley Farm, Dean Street, East Farleigh, Maidstone, Kent, ME15 0HT	1	0	1
2, Upper Fant Road, Maidstone, Kent, ME16 8DN	1	0	1
The George, Benover Road, Yalding, Maidstone, Kent, ME18 6EJ	1	0	1
Braye House, North Street, Sutton Valence, Maidstone, Kent, ME17 3HT	2	0	2
40, Gladstone Road, Maidstone, Kent, ME14 2AX	3	1	2
28, Sutton Road, Maidstone, Kent, ME15 9AH	0	1	-1
Fairbourne Manor, Fairbourne Lane, Harrietsham, Maidstone, Kent, ME17 1LN	0	1	-1
The Piggeries, The Quarries, Boughton Monchelsea, Maidstone, Kent, ME17 4NJ	0	1	-1
Westree Court, Rowland Close, Maidstone, Kent, ME16 8HQ	11	0	11
74 Buckland Road, Maidstone, ME16 0SD	0	1	-1
Former Horticultural Unit Hadl, Oakwood Park, Tonbridge Road, Maidstone, Kent, ME16 8AW	42	0	42
Halls Place, Rigshill Road, Otterden, ME13 0JD	1	0	1
Norton Hall, Rigshill Road, Otterden, ME13 0JD	1	0	1
Land East of, South Street Road, Stockbury, Kent, ME9 7UH	8	0	8
Senacre Technology School, Sutton Road, Maidstone, ME15 9DT	55	0	55
Senacre Technology School, Sutton Road, Maidstone, ME15 9DT	14	0	14
Land at 14 Ellingham Lees, Maidstone, ME15 9AQ	1	0	1

Site location - Dwellings on sites making up completions	built	loss	Total
Land at Hayle Place, Postley Road, Maidstone, ME15 6DW	11	0	11
Former Rose Inn site 1, Farleigh Hill, Tovil, Maidstone, Kent, ME15 6RG	14	0	14
Mill House, High Street, Staplehurst, Tonbridge, Kent, TN12 0AU	1	0	1
Somersby Stables, Headcorn Road, Sutton Valence, ME17 3EL	2	0	2
The Orchards, Snowey Track, Park Lane, Boughton Monchelsea, ME17 4JJ	4	0	4
Roydon Farm, Pye Corner, Ulcombe, ME17 1EF	2	0	2
Mulberry Farm, East Street, Hunton, ME15 0RA	2	0	2
Bramblewood Stables, Pitt Road, Langley, ME17 3NR	4	0	4
Quarter Paddocks, Bletchenden Road, Headcorn, TN27 9JB	4	0	4
2-8 Brunswick Street, Maidstone, ME15 6NP	8	0	8
Old School Hall, Lower Road, East Farleigh, ME15 0JL	1	0	1
<b>Total 2013/14</b>			<b>423</b>
<b>Completions 2012/13</b>			
Ruby, Chatham Road, Sandling, Maidstone, Kent, ME14 3AY	1	0	1
Homstall Farm, Love Lane, Headcorn, Ashford, Kent, TN27 9HJ	1	0	1
Guildstead Lodge, Yelstead Lane, Sittingbourne, Kent, ME9 7UT	1	0	1
66 & 67, Queen Elizabeth Square, Maidstone, Kent, ME15 9DA	0	2	-2
Applelyn, Benover Road, Yalding, Maidstone, Kent, ME18 6EY	1	0	1
Fishers Oast, Fishers Road, Staplehurst, Tonbridge, Kent, TN12 0DD	1	0	1
Fishers Oast, Fishers Road, Staplehurst, Tonbridge, Kent, TN12 0DD	1	0	1
Frogs Hole, Pilgrims Way, Hollingbourne, Maidstone, Kent, ME17 1UZ	1	2	-1
Unit 4A Rowan House Farm, Gravelly Bottom Road, Kingswood, Maidstone, Kent, ME17 3NU	1	0	1
46, Melville Road, Maidstone, Kent, ME15 7UR	5	1	4
110A, Marion Crescent, Maidstone, Kent, ME15 7DU	0	1	-1
Ground Floor Flat, 1C, Whitmore Street, Maidstone, Kent, ME16 8JX	1	0	1
76, Bower Mount Road, Maidstone, Kent, ME16 8AT	1	0	1
Clerys, St Faiths Lane, Bearsted, Maidstone, Kent, ME14 4JN	0	1	-1
Land to the rear of Tahsis, White Hill Road, Detling, ME14 3HH	1	0	1
Land adj to the Retreat, Ware Street, Weaving, ME14 5LA	1	0	1
Two Tress, 25 The Landway, Bearsted, ME14 4BE	4	0	4
72 Boxley Road, Maidstone, ME14 2TW	4	1	3

Site location - Dwellings on sites making up completions	built	loss	Total
72 Boxley Road, Maidstone, ME14 2TW	2	1	1
East Court, The Street, Detling, Maidstone, Kent, ME14 3JX	3	0	3
Post Office Stores, 16-20 The Street, Detling, ME14 3JT	3	0	3
1 and 2 Cottage Wood, Castle Hill, Thurnham, ME14 3JE	0	2	-2
The Barn, Thurnham Lane, Thurnham, ME14 4QZ	1	0	1
Orchard House, Dunn Street Road, Bredhurst, Gillingham, Kent, ME7 3LY	1	0	1
8, Manor Close, Bearsted, Maidstone, Kent, ME14 4BY	0	1	-1
3, Heathfield Road, Penenden Heath, Maidstone, Kent, ME14 2AD	1	0	1
24 & 25, Well Road, Maidstone, Kent, ME14 1XL	2	0	2
Linscot, Roundwell, Bearsted, ME14 4HJ	2	1	1
Land rear of Frantom, Grove Green Road, Maidstone, ME14 5JT	1	0	1
Hubbards Farm, Hook Lane, Lenham Heath, ME17 2BX	2	0	2
Fairbourne Manor Farm, Silverdale, Fairbourne Lane, Harrietsham, ME17 0QY	1	0	1
Snagbrook Farm, Snagbrook Oast, Eyhorne Street, Hollingbourne, ME17 1UA	1	0	1
South Green Farm, South Green Lane, Sittingbourne, ME9 7RR	1	0	1
Blue House Farm, Warren Street, Lenham, ME17 2ED	1	0	1
Land adj to Bryher, Dawks Meadow, Headcorn, TN27 9NJ	1	0	1
9 Jaggard Way, Staplehurst, TN12 0LF	1	0	1
Land to the rear of Blue Tops, Walnut Tree Lane, Maidstone, ME15 9RG	1	0	1
Land between Pebbledene and Hollydene, Ulcombe Road, Headcorn, TN27 9QR	1	0	1
The Piggeries, The Quarries, Boughton Monchelsea, Maidstone, Kent, ME17 4NJ	1	0	1
off Knights Way, Knights Way, Headcorn, Kent, TN12 0QX	3	0	3
13, Mill Bank, Headcorn, Ashford, Kent, TN27 9RB	1	0	1
1 Odiham Drive, Maidstone, ME16 0TW	0	1	-1
1 Kilndown Close, Maidstone, ME16 0PL	1	0	1
478, Loose Road, Maidstone, Kent, ME15 9UB	1	0	1
1 Church Road, Tovil, ME15 6QX	4	0	4
Frith Hall Barn, Frith Hall, Dean Street, East Farleigh, ME15 0PR	1	0	1
Stocks, Claygate Road, Laddingford, Maidstone, ME18 6BJ	1	0	1

Site location - Dwellings on sites making up completions	built	loss	Total
Rectory Barn, Rectory Lane, Chart Sutton, ME17 3RD	1	0	1
Wolverley, Vicarage Lane, Yalding, ME18 6DT	1	0	1
85, The Quarries, Boughton Monchelsea, Maidstone, Kent, ME17 4NJ	2	0	2
Land adj Michael House, Charlton Lane, West Farleigh, ME15 ONU	3	0	3
Plot 10, Wilson Court, Yalding, ME18 6JN	1	0	1
Pine Lodge, Somerfield Road, Maidstone, ME16 8JJ	0	1	-1
Cedarwood, Queens Avenue, Maidstone, ME16 0EN	14	1	13
58 - 62 Sittingbourne Road, Maidstone, ME14 5HZ	5	0	5
21, Brewer Street, Maidstone, ME14 1RU	6	0	6
Kent Music School, Hastings Road, Maidstone, ME15 7SG	21	0	21
Fintonagh House, Fintonagh Drive, Penenden Heath, Maidstone, ME14 2AQ	11	0	11
Holly Bush Inn, 38 Fisher Street, Maidstone, ME14 2SU	7	0	7
Maidstone Borough Council Transport Depot, Armstrong Road, Maidstone, Kent, ME15 6AY	65	0	65
Former Park and Ride, Coombe Quarry, Armstrong Road, Maidstone, ME15 6ZT	32	0	32
Former Park and Ride, Coombe Quarry, Armstrong Road, Maidstone, ME15 6ZT	3	0	3
Land rear of Maidstone Fire Station, Loose Road, Maidstone, Kent, ME15 9QB	100	0	100
48 Lancet Lane, Maidstone, ME15 9SD	1	0	1
21, Franklin Drive, Weaving, Maidstone, Kent, ME14 5SY	9	0	9
Land at 113, 115 and 123 Tonbridge Road, Maidstone, ME16 8JS	6	0	6
49, Lower Fant Road, Maidstone, KENT, ME16 8DP	7	0	7
Wallis Yard, Hart Street, Maidstone, ME16 8RE	43	0	43
30 Milford Close, Maidstone, ME16 0EY	1	0	1
100 Tonbridge Road, Maidstone, ME16 8SL	5	0	5
56, Bower Lane, Maidstone, KENT, ME16 8ED	0	1	-1
Land adj 13 Warden Close, Maidstone, ME16 0JL	1	0	1
The Dell, Queens Road, Maidstone, ME16 0JG	2	0	2
48 Whitmore Street, Maidstone, ME16 8JU	4	0	4
Sunnyside, 4 Buckland Hill, Maidstone, ME16 0SB	1	0	1

Site location - Dwellings on sites making up completions	built	loss	Total
Charhurst, Chart Road, Sutton Valence, ME17 3AW	2	0	2
Langley Park Farm, Sutton Road, Langley, Maidstone, ME17 3NQ	1	0	1
Langley Park House, Langley Park Farm, Sutton Road, Langley, Maidstone, ME17 3NQ	1	0	1
The Hawthorns, Leeds Road, Langley, Maidstone, Kent, ME17 3JN	1	0	1
126, College Road, Maidstone, Kent, ME15 6SU	0	2	-2
177 Coombe Road, Maidstone, ME15 6UR	2	0	2
3 Marsham Street, Maidstone, ME14 1EW	1	0	1
29 Ashford Road, Maidstone, ME14 5DP	1	0	1
1A King Edward Road, Maidstone, ME15 6PN	2	0	2
Cornerstone, 49-50 Marsham Street, Maidstone, ME14 1HH	0	1	-1
20-24, Melville Road, Maidstone, Kent, ME15 7UY	0	14	-14
Westwood Ham Lane, Lenham, ME17 2LP	14	0	14
Threeways Depot, Sherway Close, Headcorn, TN27 9SP	7	0	7
Former Leonard Gould Works, Pickering Street, Loose, ME15 9RS	47	0	47
Former Leonard Gould Works, Pickering Street, Loose, ME15 9RS	1	0	1
The Willows, Church Green, Marden, TN12 9HL	22	0	22
Betherseden Court Site, Betherseden Court, Maidstone, Kent, ME15 8SS	11	0	11
Parisfield, Headcorn Road, Staplehurst, TN12 0BT	5	0	5
20A Wordsworth Road, Maidstone, ME14 2HH	2	0	2
Land adj to 22 Raymer Road, Maidstone, ME14 2JQ	1	0	1
Garages Corner of John Street &, Peel Street, Maidstone, Kent	2	0	2
1A, Wordsworth Road, Maidstone, KENT, ME14 2HH	1	0	1
79 Lower Boxley Road, Maidstone, ME14 2UU	4	0	4
19, Hardy Street, Maidstone, Kent, ME14 2SH	2	1	1
Land adj to 12 Coverdale Avenue, Maidstone, ME15 9DR	1	0	1
2 & 3, Lansdowne Avenue, Maidstone, Kent, ME15 9DJ	2	2	0
30 Sutton Road, Maidstone, ME15 9AH	1	0	1
Land adjacent to No 14, Ellingham Leas, Maidstone, Kent, ME15 9AQ	1	0	1
13, Mangravet Avenue, Maidstone, Kent, ME15 9BQ	0	1	-1
125 Westmorland Road, Maidstone, ME15 8JD	1	0	1



Site location - Dwellings on sites making up completions	built	loss	Total
Haven Farm, North Street, Sutton Valence, Maidstone, Kent, ME17 3HS	12	0	12
The Brambles, Ulcombe Road, Langley, Maidstone, Kent, ME17 3JE	5	0	5
The Bungalow, New Barn, Park Lane, Boughton Monchelsea, Maidstone, Kent, ME17 4JJ	1	0	1
Senacre Technology School, Sutton Road, Maidstone, ME15 9DT	31	0	31
Senacre Technology School, Sutton Road, Maidstone, ME15 9DT	4	0	4
Senacre Technology School, Sutton Road, Maidstone, ME15 9DT	1	0	1
Maidstone Care at Home Service, Mote House, Mote Park, Maidstone, ME15 8NQ	0	5	-5
50, Hedley Street, Maidstone, Kent, ME14 5AD	1	0	1
Coombe Road, Maidstone	40	0	40
Coombe Road, Maidstone	4	0	4
27, Randall Street, Maidstone, Kent, ME14 2TB	1	0	1
Orchard Farm Nursery, Chartway Street, Sutton Valence, Maidstone, Kent, ME17 3JB	1	0	1
Land at Chartview, Chart Hill Road, Chart Sutton, Kent, ME17 3EX	1	0	1
Land at, Love Lane, Headcorn, Kent	1	0	1
Granada, Lenham Road, Headcorn, Ashford, Kent, TN27 9LE	1	0	1
Tommy's Maize, Summerhill Road, Marden, Tonbridge, Kent, TN12 9BX	2	0	2
1, Oak Lodge, Tilden Lane, Marden, Tonbridge, Kent, TN12 9AX	2	0	2
Blue Bell Farm, George Street, Staplehurst, Tonbridge, Kent, TN12 0RB	2	0	2
The Paddocks, George Street, Staplehurst, Tonbridge, Kent, TN12 0RA	2	0	2
Seaview Farm, South Street Road, Stockbury, Maidstone, Kent, ME9 7QS	2	0	2
Kilnwood Farm, Old Ham Lane, Lenham, Maidstone, Kent, ME17 2LT	2	0	2
24 Charlton Street, Maidstone, ME16 8LA	3	0	3
116A, London Road, Maidstone, Kent, ME16 0DJ	1	0	1
Downs Oak Farm, West Street, Harrietsham, Maidstone, Kent, ME17 1JZ	1	0	1
<b>Total 2012/13</b>			<b>630</b>
<b>Completions 2011/12</b>			
Senacre Technology School, Sutton Road, Maidstone, ME15 9DT	18	0	18
Plot at Eyhorne Manor, Musket Lane, Hollingbourne, ME17 1UU	1	0	1

Site location - Dwellings on sites making up completions	built	loss	Total
Parisfield, Headcorn Road, Staplehurst, TN12 0BT	7	0	7
Lenham Library, The Square, Lenham, ME17 2PQ	0	1	-1
85 Upper Stone Street, Maidstone, ME15 6HE	0	1	-1
79 Lower Boxley Road, Maidstone, ME14 2UU	0	1	-1
65 Week Street, Maidstone, ME14 1QU	1	0	1
67 High Street, Headcorn, TN27 9QA	1	0	1
Rectory Farm, Sutton Road, Langley, ME17 3LY	1	0	1
Redpit Barn, Redpit, Leeds Road, Langley, ME17 3JN	1	0	1
Dalkeith, Maidstone Road, Staplehurst, TN12 0RE	2	1	1
Cornerstone, 49-50 Marsham Street, Maidstone, ME14 1HH	1	0	1
Dingley Dell Cottage, Cobtree Manor, Forstal Road, Sandling, ME14 3AX	1	0	1
52 Union Street, Maidstone, ME14 1ED	0	1	-1
3 Maidstone Road, Lenham, ME17 2QH	0	1	-1
5 Westmorland Road, Maidstone, ME15 8BE	1	0	1
Kent Music School, Hastings Road, Maidstone, ME15 7SG	4	0	4
8 Lower Road, Maidstone, ME15 7RQ	0	1	-1
24 Charlton Street, Maidstone, ME16 8LA	0	1	-1
Little Benover Farm, Benover Road, Yalding, ME18 6AS	1	0	1
Annexe, Hall Lodge, Biddenden Road, Headcorn, TN27 9JD	1	0	1
Boughton Mount Farm, Cliff Hill, Boughton Monchelsea, ME17 4NB	1	0	1
1A Brunswick Street and rear of 45 Upper Stone Street, Maidstone, ME15 6NP	6	0	6
69 Bank Street, Maidstone, ME14 1SN	5	0	5
Olivia's Barn, Heath Road, Coxheath, ME17 4EF	1	0	1
1 Church Road, Tovil, ME15 6QX	0	1	-1
19 Marsham Street, Maidstone, ME14 1EP	1	0	1
16 Mote Road, Maidstone, ME15 6ES	1	3	-2
North Lodge, New Road, Langley, ME17 3NE	1	0	1
The Honeysuckles, Cross Drive, Kingswood, ME17 3NP	1	0	1
The Chances, Lughorse Lane, Hunton, ME15 0QU	1	0	1
Plum Tree Farm, Park Road, Marden, TN12 9LG	2	0	2

Site location - Dwellings on sites making up completions	built	loss	Total
Stable Paddocks, Marden Road, Staplehurst, TN12 0JG	1	0	1
Whiteacres, Marden Road, Staplehurst, TN12 0JG	4	0	4
Cobnut Tree Place (Plot 1), Church Hill, Boughton Monchelsea, ME17 4HP	1	0	1
Greenacre (Plot 5), Church Hill, Boughton Monchelsea, ME17 4HP	1	0	1
Land adj Amsbury Cottage, Amsbury Road, Coxheath, ME15 0QH	1	0	1
Four Oakes (Plot 2), Church Hill, Boughton Monchelsea, ME17 4HP	2	0	2
Stilebridge Paddock, Stilebridge Lane, Linton, ME17 4DE	2	0	2
The Orchards, Snowey Track, Park Lane, Boughton Monchelsea, ME17 4JJ	4	0	4
Little Appleby, Lucks Lane, Chart Sutton, ME17 4DA	3	0	3
Land East of Queen Street, Queen Street, Yalding, TN12 6PH	1	0	1
Land rear of Orchard Farm Nursery, Chartway Street, Kingswood, ME17 3JA	2	0	2
Cherry Cottage, Roseacre Lane, Bearsted, ME14 4JX	1	0	1
Land rear of 13-21 Ware Street, Bearsted, ME14 4PH	3	0	3
Little Orchard, Church Lane, Bearsted, ME14 4EF	5	0	5
Land Adj, 9 Mynn Crescent, Bearsted, ME14 4AS	1	0	1
51, Yeoman Way, Bearsted, Maidstone, Kent, ME15 8PH	1	0	1
Oaks, Westfield Sole Road, BOXLEY, ME14 3EH	1	0	1
Land rear of Ty Saith and Style Cottage, Weaving Street, Maidstone, ME14 5JQ	2	0	2
Land rear of Ty Saith, Weaving Street, Maidstone, ME14 5JQ	1	0	1
Land rear of Burnlea and Woodside, Grove Green Lane, Weaving, Kent, ME14 5JW	1	0	1
Plot 2 Land rear of Burnlea and Woodside, Grove Green Lane, Weaving, Kent, ME14 5JW	1	0	1
Rosemount and Krithia, Ashford Road, Weaving, ME14 4AG	4	0	4
Rosemount and Krithia, Ashford Road, Weaving, ME14 4AG	2	0	2
Land rear of 4 Senacre Cottages, Gore Court Road, Otham, ME15 8RE	2	0	2
Gore Court, Church Road, Otham, Maidstone, Kent, ME15 8RF	1	0	1
40 Ash Grove, Maidstone, ME16 0AA	1	0	1
Land on West Side, New Road, Headcorn, TN27 9SE	2	0	2
Bletcheden Manor Barn, Bletcheden Road, Headcorn, TN27 9JB	1	0	1
Land at 33 Wheeler Street, Headcorn, TN27 9SH	1	0	1

Site location - Dwellings on sites making up completions	built	loss	Total
7 Mill Bank, Headcorn, TN27 9RB	1	0	1
Water Lane Farm, Water Lane, Ulcombe, ME17 1DE	1	0	1
Hallam House, North Street, Headcorn, TN27 9NN	17	0	17
Shoreham Nursery, Windmill Hill, Ulcombe, ME17 1EP	1	0	1
Oltims, Dawk's Meadow, Headcorn, Ashford, Kent, TN27 9NJ	1	0	1
Linton Water Tower, Linton Road, Loose, ME15 0DR	2	0	2
Detached Storage Building, rear of Scriba House, Old Loose Hill, Loose, ME15 0AA	1	0	1
5 AND 7 Shernolds, Maidstone, ME15 9QG	1	0	1
418 Loose Road, Maidstone, ME15 9TX	1	0	1
Spills Hill Farm Cradducks Lane Yard, Cradducks Lane, Staplehurst, Kent	1	0	1
Wattle Gates, Station Road, Staplehurst, Tonbridge, Kent, TN12 0QQ	1	0	1
34, Stanley Close, Staplehurst, Tonbridge, Kent, TN12 0TA	1	1	0
Former Lipscomb Volvo Site, Cavendish Way, Bearsted, ME15 8PN	20	0	20
47 West Street, Harrietsham, ME17 1HX	8	0	8
Land adj 28, Ashford Drive, Kingswood, Kent	18	0	18
Nine Oaks, Lenham Road, Kingswood, ME17 1LZ	2	0	2
Land off Winch's Garth, Winch's Garth, Staplehurst, Kent, TN12 0QX	5	0	5
The Brambles, Ulcombe Road, Langley, Maidstone, Kent, ME17 3JE	1	1	0
Kingsley Road Post Office, 118 Kingsley Road, Maidstone, ME15 7UL	1	0	1
Rear of 82 Bank Street, Maidstone, ME14 1SD	1	0	1
Brunswick House 18 - 30, Upper Stone Street, Maidstone, Kent, ME15 6EZ	4	0	4
82-84 Union Street, Maidstone, ME14 1EH	2	0	2
10, Marsham Street, Maidstone, Kent, ME14 1EP	1	0	1
County Furnishing Centre, 21, Waterloo Street, Maidstone, Kent, ME15 7UH	1	0	1
53, Hayle Road, Maidstone, Kent, ME15 6PE	5	1	4
Former Kent County Ophthalmic and Aural Hospital, Church Street, Maidstone, ME14 1DT	20	0	20
Former Kent County Ophthalmic and Aural Hospital, Church Street, Maidstone, ME14 1DT	32	0	32
100 Union Street, Maidstone, ME14 1EH	8	0	8
6A Bower Mount Road, Maidstone, ME16 8AU	6	0	6
Gardens rear of 48, 50, 52 AND 54 Buckland Road, Maidstone, ME16 0SH	24	0	24

Site location - Dwellings on sites making up completions	built	loss	Total
49, Lower Fant Road, Maidstone, Kent, ME16 8DP	0	1	-1
30-31 Prospect Place, Maidstone, ME16 8EG	7	0	7
105 Tonbridge Road, Maidstone, ME16 8JN	12	0	12
Land at James Whatman Way, Maidstone	117	0	117
Land off Collington Terrace and 160 to 170, Bicknor Road, Maidstone, KENT	12	0	12
YMCA, Melrose Close, Maidstone, ME15 6BD	15	0	15
Threeways Depot, Sherway Close, Headcorn, TN27 9SP	35	0	35
The Old Forge, 26A High Street, Lenham, ME17 2QD	1	0	1
88 West Street, Harrietsham, ME17 1HU	1	0	1
Boltons Cottage, Rose Lane, Lenham, Kent, ME17 2JN	1	0	1
Foxdene, Rumstead Lane, Stockbury, ME9 7RT	1	0	1
Land rear of Maidstone Fire Station, Loose Road, Maidstone, Kent, ME15 9QB	22	0	22
58 - 62 Sittingbourne Road, Maidstone, ME14 5HZ	8	0	8
Land at 113, 115 and 123 Tonbridge Road, Maidstone, ME16 8JS	7	0	7
Wallis Yard, Hart Street, Maidstone, ME16 8RE	25	0	25
Fintonagh House, Fintonagh Drive, Penenden Heath, Maidstone, ME14 2AQ	5	0	5
Senacre Technology School, Sutton Road, Maidstone, ME15 9DT	232	0	232
Maidstone Care At Home Service, Mote House, Mote Park, Maidstone, ME15 8NQ	24	0	24
1-3 Hardy Street, Maidstone, ME14 2SH	3	0	3
Land adj to 43A Park Way, Maidstone, ME15 7DN	1	0	1
85, The Quarries, Boughton Monchelsea, Maidstone, Kent, ME17 4NJ	0	1	-1
Land to the east of Beresford Cottage, The Quarries, Boughton Monchelsea, ME17 4NH	1	0	1
Land adj to Carpenters Cottage, Pleasant Valley Lane, East Farleigh, ME15 0BB	1	0	1
1, Markham Cottages, Charlton Lane, West Farleigh, ME15 0NL	1	0	1
Calf Pens, Little Cheveney Farm, Sheephurst Lane, Marden, TN12 9NX	1	0	1
Winifred, Howland Road, Marden, TN12 9EZ	3	1	2
Far Acre Farm, Goudhurst Road, Marden, TN12 9LT	1	0	1
Coombe Road, Maidstone	1	0	1

Site location - Dwellings on sites making up completions	built	loss	Total
Maidstone Borough Council Transport Depot, Armstrong Road, Maidstone, Kent, ME15 6AY	31	0	31
25 Warden Close, Maidstone, ME16 0JL	1	0	1
16, Warden Close, Maidstone, Kent, ME16 0JL	1	0	1
49, London Road, Maidstone, Kent, ME16 8JE	1	0	1
Fant Arms, 224, Upper Fant Road, Maidstone, Kent, ME16 8DH	2	0	2
575, Tonbridge Road, Maidstone, Kent, ME16 9LN	0	1	-1
Land between Elder Close and Charlesford Avenue, Kingswood, ME17 3PR	2	0	2
Broadlands, Leeds Road, Langley, ME17 3JN	1	0	1
Redpit, Leeds Road, Langley, ME17 3JN	1	0	1
Red Hough House, Lower Road, Sutton Valence, Kent, ME17 3AL	1	0	1
Lynrick, Orchard Close, Langley, Maidstone, Kent, ME17 3LL	1	0	1
9 & 10, Granada House, Lower Stone Street, Maidstone, Kent, ME15 6JP	2	0	2
Former Leonard Gould Works, Pickering Street, Loose, ME15 9RS	8	0	8
<b>Total 2011/12</b>			<b>873</b>
<b>Total</b>			<b>2860</b>

Table 8.9 List of sites making up completions

## Appendix C List of extant planning permissions and allocations

**8.1** The following tables list the number of dwellings (net of losses) on sites that contribute towards housing land supply. The figures exclude the non-implementation discount for extant permissions for individual sites. The total number of dwellings discounted for non-implementation are quoted at the end of the extant planning permission table. The 'status' column indicates whether planning applications are full, outline or prior notifications (PN); where permission has been granted subject to the signing of section 106 agreements; and where an application for a Local Plan allocation is pending a decision. The 'feedback' column confirms where phasing on large sites (5+ dwellings) has been guided by feedback from landowners and developers, or their agents. A 'yes' indicates positive feedback; and a 'no' indicates contact was made but the phasing of sites was unknown. The blank cells for large sites indicate where, following three attempts, contact had been unsuccessful.

Site location - dwellings on extant permissions	16/21	21/26	26/31	Status	Feed back
85, Heath Road, Maidstone, Kent, ME16 9LD	4			Full	
Land West Of, Hermitage Lane, Maidstone, Kent	160	90		Out	Yes
1 St Andrews Road, Maidstone, ME16 9AN	10			Full	Yes
Land at Oakapple Lane and Hermitage Lane, Maidstone	69			Full	Yes
Harrietsham House, Burdock Court, ME16 0GN	2			Full	
Land South West of, Oakapple Lane, Maidstone	80			Out	Yes
Land To The East Of, Hermitage Lane, Maidstone	205	250	45	Out	Yes
Land to rear of 170 Tonbridge Road, Maidstone, ME16 8SR	1			Full	
Kent House Beaver Road, Allington, Maidstone, Kent, ME16 0XR	8			Out	Yes
Bridge Nursery, London Road, Maidstone,	130			Full	Yes
Parkwood Cottages, Teston Corner, Teston, ME18 5BA	-1			Full	
Little Court Lodge Farm, Tonbridge Road, Teston, ME18 5BY	1			PN	
Mount Lodge, Church Lane, Bearsted, Maidstone, Kent, ME14 4EF	1			Full	
7 Cavendish Way, Bearsted, ME15 8PW	1			Full	
Tremayne, Church Lane, Bearsted, Kent, ME14 4EF	1			Full	
4 Manor Close, Bearsted, Kent, ME14 4BY	1			Full	
1, Sandy Mount, Bearsted, Maidstone, Kent, ME14 4PJ	1			Full	

Site location - dwellings on extant permissions	16/21	21/26	26/31	Status	Feed back
The Old Plantation PH, 33 Plantation Lane, Bearsted, ME14 4BJ	2			Full	
The Mount, Church Lane, Bearsted	1			Full	
The Piggeries, The Quarries, Boughton Monchelsea, Maidstone, Kent, ME17 4NJ	1			Full	
Eel House Farm, Lower Farm Road, Boughton Monchelsea, ME17 4DD	2			PN	
Barn, Lested Farm, Plough Wents Road, Chart Sutton, ME17 3SA	3			PN	
The Oast, Brishing Lane, Boughton Monchelsea, Maidstone, Kent, ME17 4NF	2			Full	
Albion Inn, Church Street, Boughton Monchelsea, Maidstone, Kent, ME17 4HW	2			Full	
East Lyewood House, Green Lane, Boughton Monchelsea, Maidstone, Kent, ME17 4LD	1			Full	
Barn The Nursery, Wierton Hall Farm, East Hall Hill, Boughton Monchelsea, ME17 4JU	1			PN	
Amber Green Farm, Amber Lane, Chart Sutton	1			PN	
Ladds Court Farm, Chart Hill Road, Chart Sutton, ME17 3RQ	1			PN	
The Apple Barn, The Oast, Brishing Lane, Boughton Monchelsea, ME17 4NF	2			PN	
The Nook, Boxley Road, Walderslade, ME5 9JG	1			Full	
Street Farm, The Street, Boxley, Maidstone, Kent, ME14 3DR	1			Full	
The Maidstone Studios, New Cut Road, Maidstone, ME14 5NZ		77		Full	No
Hillah, Cossington Road, Boxley, Chatham, Kent, ME5 9JB	1			Full	
Boxley Church Hall, The Street, Boxley, Maidstone, Kent, ME14 3DX	1			Full	
Court Lodge Farm, The Street, Boxley, Maidstone, Kent, ME14 3DX	1			Full	
The Pump House, Forstal Road, Aylesford, Kent	6			PN	No
The Pump House, Forstal Road, Aylesford, Kent	3			Full	
Tyland Corner, Tyland Lane, ME14 3BL	9			Full	Yes
Land Adjacent 1 Bakery Cottages, Chatham Road, Boxley, ME14 3BE	1			Full	



Site location - dwellings on extant permissions	16/21	21/26	26/31	Status	Feed back
Medway Cottage, Forstal Road, Sandling, ME14 3AR	1			Out	
Land at Blind Lane, Bredhurst, ME7 3JR	1			Full	
Cherry Orchard Stables, Dunn Street Road, Bredhurst, ME7 3LY	1			Full	
Land Adjoining, 35 Timber Tops, Boxley, ME5 8XQ	1			Full	
22 Goldstone Walk, Boxley, ME5 9QB	1			Out	
Land East Of, Gleamingwood Drive, Lordswood	89			Out	No
Land North at, Blind Lane, Bredhurst	2			Full	
Abbots Court Farm, The Street, Bredhurst, ME7 3LQ	1			Full	
3 Blind Lane, Bredhurst, ME7 3JR	4			Out	
Somerfield House, 59, London Road, Maidstone, Kent, ME16 8JH		12		Full	No
Ashmore House, 57, London Road, Maidstone, Kent, ME16 8JH		5		Full	No
10 Buckland Road, Maidstone, ME16 0SL	14			Full	Yes
44 Bower Street, Maidstone, ME16 8SD	2			Full	
12, Tonbridge Road, Maidstone, Kent, ME16 8RP	9			Full	Yes
Focus House, 6, Tonbridge Road, Maidstone, Kent, ME16 8RP	10			PN	Yes
42 Bower Street, Maidstone, ME16 8SD	2			Full	
Focus House, 6, Tonbridge Road, Maidstone, Kent, ME16 8RP	5			Full	Yes
88 London Road, ME16 0DP	1			Full	
4A, Cloudberry Close, Maidstone, Kent	1			Full	
Land adj. Little Foxes, Greenwich Close, Maidstone, Kent, ME16 0JA	1			Out	
Concorde House, 10, London Road, Maidstone, Kent, ME16 8QA	74			PN	Yes
Buckland Hill Car Park, Buckland Hill, Maidstone, ME16 0YN	64			Full	Yes
58 - 60 Tonbridge Road, Maidstone, Kent, ME16 8SE	2			PN	
81, London Road, Maidstone, ME16 0DU		13		Full	No
54 Tonbridge Road, Maidstone, ME16 8SE	4			Full	

Site location - dwellings on extant permissions	16/21	21/26	26/31	Status	Feed back
10 Tonbridge Road, Maidstone, ME16 8RP	5			PN	No
Ewell Manor, Ewell Lane, West Farleigh, Maidstone, Kent, ME15 0NG	1			Full	
Land at Londis Store & Bird in Hand PH, Heath Road, COXHEATH, ME17 4EH	8			Full	Yes
Land Adj Cloudbank & Hillcrest, Lower Road, East Farleigh	1			Full	
Eastleigh, Workhouse Lane, East Farleigh, Maidstone, Kent, ME15 0PZ	1			Full	
Tutsham Farm, Hunt Street, West Farleigh, ME15 0NE	3			PN	
Redwall Oast, Redwall Farmhouse, Redwall Lane, Linton, ME17 4AX	1			Full	
Home Farm Buildings, Linton Park, Linton, Kent	1			PN	
Tractor Shed, Linton Park, Linton, ME17 4AN	1			PN	
44 Stocket Lane, Coxheath, ME17 4PT	1			Full	
The Coach House Rear Of The Victoria Public House, Heath Road, East Farleigh	1			Full	
Land adj. Amsbury Cottage, Amsbury Road, Coxheath, MB15 0QH	1			Full	
Land south of Heath Road, Coxheath, Kent, ME17 4PB	72			Out	Yes
Farleigh Green Yard, Lower Road, West Farleigh, ME15 0PF	4			Full	
Land At 36, Huntington Road, Coxheath, ME17 4DY	1			Out	
Land North of Heath Road, Coxheath	110			Full	Yes
Land Adjacent To 1 The Valley, Coxheath, ME17 4EW	1			Full	
Land r/o Barker Cottages, New Cut, Dean Street, East Farleigh	1			Full	
Park House, Lughorse Lane, Hunton, ME15 0QS	1			PN	
The Hay Barn, Tutsham Farm, West Farleigh, ME15 0NE	1			PN	
Barn Adjacent To Southover, Grove Lane, Hunton, Kent, ME15 0SE	1			PN	
Friningham Manor, Friningham, Detling, Maidstone, Kent, ME14 3JD	1			Full	

Site location - dwellings on extant permissions	16/21	21/26	26/31	Status	Feed back
Radar Studio, Coldblow Lane, THURNHAM, KENT, ME14 3LR	5			Full	Yes
Fairways, Thurnham Lane, Thurnham, Maidstone, Kent, ME14 4PL	1			Full	
Land Adjoining, 1 Fancy Row, Thurnham Lane, Thurnham, Kent, ME14 4PL	1			Full	
The Coach House Adj to Thornham Friars, Pilgrims Way, Thurnham ME14 3LN	1			Full	
Old School House, Thurnham Lane, Thurnham, Maidstone, Kent, ME14 4PL	1			Full	
26 The Street, Detling, Kent, ME14 3JT	2			Full	
The Stables, East Court, The Street, Detling, ME14 3JX	2			Full	
Land Adjacent To Fancy Cottages And Claymore, Thurnham Lane, Thurnham, ME14 4PL	1			Full	
Chestnut Wood Farm, Scragged Oak Road, Detling, ME14 3HL	1			Full	
Land West Of Bicknor Farm Cottages, Sutton Road, Maidstone, Kent	86			Full	Yes
Land to rear of 56-62 Boxley Road, Maidstone, ME14 2TW	4			Full	
9 Brewer Street, Maidstone, ME14 1RU	1			PN	
3, Heathfield Road, Penenden Heath, Maidstone, Kent, ME14 2AD	1			Full	
Frederick House And 28 Brewer Street, Maidstone, ME14 1RY	11			PN	No
97 Holland Road, Maidstone, ME14 1UN	5			Full	Yes
7 Brewer Street, Maidstone, ME14 1RU	1			Full	
23 Union Street, Maidstone, ME14 1EB	6			PN	Yes
The Oast House, Rectory Lane, Barming, Maidstone, Kent, ME16 9NG	1			Full	
26, Tonbridge Road, Maidstone, KENT, ME16 8RT	4			Out	
Child And Adolescent Services, Gatland House, Gatland Lane, Maidstone, Kent, ME16 8PF		14		Full	No
The Old Rectory, Farleigh Lane, Maidstone, Kent, ME16 9LX	2			Full	
77A Tonbridge Road, Maidstone, ME16 8JN	4			Full	
3 Tonbridge Road, Maidstone ME16 8RL	9			PN	No

Site location - dwellings on extant permissions	16/21	21/26	26/31	Status	Feed back
First Floor, 5 Tonbridge Road, Maidstone ME16 8RL	1			PN	
4, Little Court, Lower Fant Road, Maidstone, Kent, ME16 8DL	1			Full	
2a Western Road, Maidstone, ME16 8NE	1			Full	
169 Milton Street, Maidstone ME16 8LL	1			PN	
Land Adjoining 12, Lower Fant Road, Maidstone,	1			Full	
20 Milton Street, Maidstone	1			Full	
Land To The Rear Of Milton Street And Hartnup Street, Milton Street, Maidstone, ME16 8LL	22			Full	Yes
Barker Chambers, Barker Road, Maidstone, ME16 8SF	14			PN	Yes
Land Rear Of Pats Cottage, Farleigh Lane, Maidstone, ME16 9LY	1			Full	
Land rear of former BP Filling Station, 531 Tonbridge Road, Maidstone ME16 9LN	14			Full	Yes
Fairbourne Manor, Fairbourne Lane, Harrietsham, Maidstone, KENT, ME17 1LN	1			Full	
Land at Elmstone Farm, Elmstone Hole Road, Grafty Green, ME17 2AJ	1			Full	
8, Faversham Road, Lenham, Maidstone, Kent, ME17 2PN	4			Full	
22 High Street, Lenham, Kent, ME17 2QD	1			Full	
New Shelve Farm, Ashford Road, LENHAM, ME17 2DS	1			Full	
3, Maidstone Road, Lenham, Maidstone, KENT, ME17 2QH	1			Full	
14 Quested Way, Harrietsham, ME17 1JJ	2			Full	
Kilnwood Meadow, Oldham Lane, Lenham	3			PN	
Land South Of Ashford Road, Harrietsham,	113			Full	Yes
Barn, Liverton Hill, Sandway, ME17 2NJ	2			PN	
The Old Goods Yard, Headcorn Road, Lenham, ME17 2HT	66			Out	No
Fairbourne Manor Farm, Fairbourne Lane, Harrietsham	1			Full	
Sunnybank Barn, Headcorn Road, Sandway, ME17 2ND	1			PN	
Land At, Church Road, Harrietsham	80			Out	No

Site location - dwellings on extant permissions	16/21	21/26	26/31	Status	Feed back
Tanyard Farm, Old Ashford Road	5			Full	No
Lenham United Reformed Church, Maidstone Road, Lenham, ME17 2QH	24			Full	Yes
51 West Street, Harrietsham, ME17 1HX	1			Full	
72, Knaves Acre, Headcorn, Ashford, Kent, TN27 9TJ	1			Full	
Boy Court Oast, Boy Court Lane, Ulcombe, TN27 9LA	1			Full	
Land east of Chance, Grigg Lane, Headcorn, TN27 9TD	5			Full	Yes
Old School House Day Nursery, Station Approach, Headcorn, TN27 9SD	9			Full	Yes
Land R/O Hardwicks & Elizabeth House, Grigg Lane, Headcorn, TN27 9TD	20			Out	Yes
Land adj Ulcombe C of E Primary School, The Street, Ulcombe, ME17 1DU	3			Full	
Land adjoining 49 Oak Lane, Headcorn, TN27 9TG	1			Full	
Naked Foods Ltd, Smarden Road, Headcorn, TN27 9TA	14			Full	Yes
Kent Cottage, Grigg Lane, Headcorn, Ashford, Kent, TN27 9TD	25			Out	Yes
The Kings Arms Public House, High Street, Headcorn, Kent, TN27 9NH	6			Full	Yes
2 Stone Cottages, Maidstone Road, Headcorn, Kent, TN27 9RR	1			Full	
Highlands Lodge, Chartway Street, Sutton Valence, Maidstone, Kent, ME17 3HZ	1			PN	
Kingsnorth Manor Farm, Crumps Lane, Ulcombe, Maidstone, Kent, ME17 1EU	1			Full	
35, Knaves Acre, Headcorn, Ashford, Kent, TN27 9TJ	1			Full	
The Surgery, Clerks Field, Headcorn, TN27 9QL	4			Full	
The Barn At Brambling, Hawkenbury Road, Hawkenbury, Kent, TN12 0EA	1			Full	
23 Forge Lane, Headcorn, Kent, TN27 9QN	1			Full	
Upper Boy Court Oast, Boy Court Lane, Headcorn, TN27 9LA	1			Full	
The Cow Shed, Land adj to Little Southernden Barn, Southernden Road, Headcorn, TN27 9LL	3			PN	

Site location - dwellings on extant permissions	16/21	21/26	26/31	Status	Feed back
Agricultural Barn, Coldbridge Lane, Grafty Green, ME17 2AX	1			PN	
Leighbridge Farm, Plumtree Road, Headcorn, TN27 9PD	2			Full	
Naked Foods Ltd (Site 2), Smarden Road, Headcorn, TN27 9TA	7			Full	Yes
Land To The North Of, Lenham Road, Headcorn, TN27 9TU	48			Full	Yes
Oakhurst Farm, Ulcombe Road, Headcorn, TN27 9JX	3			PN	
Land To The Rear Of Elizabeth House, Grigg Lane, Headcorn, TN27 9LY	1			Full	
White Mill, 11 Mill Bank, Headcorn, TN27 9RB	1			Full	
Summerhill Free Range Farm, Four Oaks Road, Headcorn, TN27 9NX	1			Full	
Land Between Mill Bank, Ulcombe Road & Kings Road, Headcorn, TN27 9LD	125	95		Out	No
Park House Farm, Lenham Road, Headcorn, TN27 9LJ	3			PN	
Hill Farm, Lenham Road, Harrietsham, ME17 1LT	1			PN	
33-34, Church Street, Maidstone, ME14 1EN	1			Full	
Rear of 11/13, Albion Place, Maidstone, Kent, ME14 5DY	8			Out	No
11 Gabriels Hill, Maidstone, ME15 6HL	1			Full	
36 High Street, Maidstone, ME14 1JH	3			Full	
Miller House, 43-51 Lower Stone Street, Maidstone, ME15 6GB	99			PN	Yes
British Queen, 7 - 8 Square Hill, Maidstone, Kent, ME15 7TJ	13			Full	Yes
10A, Queen Anne Road, Maidstone, Kent, ME14 1HB	1			Full	
1, Marsham Street, Maidstone, Kent, ME14 1EW	2			Full	
1, Marsham Street, Maidstone, Kent, ME14 1EW	1			Full	
2 Coutenay Road, Maidstone, ME15 6UL	2			Full	
Invicta House, Pudding Lane, Maidstone ME14 1NX	2			PN	
Faith House, 2 St Faiths Street, Maidstone ME14 1LL	13			PN	Yes

Site location - dwellings on extant permissions	16/21	21/26	26/31	Status	Feed back
26-28 Albion Place, Maidstone, Kent, ME14 5DZ		9		PN	No
Bishops Terrace, Bishops Way, Maidstone, Kent ME14 1LA	42			PN	No
Link House, Knightrider Court, Knightrider Street, Maidstone, Kent	17			PN	Yes
65 College Road, Maidstone, Kent, ME15 6SX		7		PN	No
Kent House, Romney Place, Maidstone, ME15 6LA	137			PN	No
Sussex House, 21, Lower Stone Street, Maidstone, Kent, ME15 6YT	12			PN	No
11 Queen Anne Road, Maidstone, ME14 1XB	39			PN	No
35 Albion Place, Maidstone, Kent, ME14	3			PN	
Stone Court Hotel, 28 Lower Stone Street, Maidstone, ME15 6LX	14			Full	No
75 Bank Street, Maidstone, ME14 1SJ	2			Full	
12 - 13 Middle Row, Maidstone, ME14 1TG	4			Full	
84 King Street, Maidstone, ME14 1DZ	9			Full	Yes
Royal Star Arcade, High Street, Maidstone, ME14 1JL	8			Full	No
Cornwallis House, Pudding Lane, Maidstone, ME14 1NY	27			PN	No
Prime House, 1a Queen Anne Road, Maidstone, ME14 1HU	6			PN	Yes
24 Week Street, Maidstone, ME14 1RN	3			Full	
4 Clarendon Place, King Street, Maidstone, ME14 1BQ	5			Full	Yes
Lenworth House, 4 Ashford Road, Maidstone, ME14 5EA	14			Full	No
Medway House, 22-26 Medway Street And 21-22 Fairmeadow	15			PN	Yes
61 - 63 Week Street, Maidstone, ME14 1QU	2			PN	
Brenchley House, 123 - 135 Week Street, Maidstone, ME14 1RF	89			PN	No
Holbrook House, 72 Bank Street, Maidstone, ME14 1SN	6			PN	Yes
46 College Road, Maidstone, ME15 6YF	3			Full	
4 Colman Parade, King Street, Maidstone, ME14 1DJ	1			PN	

Site location - dwellings on extant permissions	16/21	21/26	26/31	Status	Feed back
115 Week Street, Maidstone, ME14 1RB	2			PN	
59 - 71 King Street, Maidstone, ME14 1BG	53			Full	Yes
36 And 36A Week Street, Maidstone, ME14 1RP	4			Full	
70 Bank Street, Maidstone, Kent, ME14 1SN	6			Full	No
Land Adjacent Corpus Christi Hall, Fairmeadow, Maidstone, Kent	21			Full	Yes
Ledian Farm, Upper Street, Leeds, Maidstone, Kent, ME17 1RZ	14			Out	No
Abbey Farm, Lower Street, Leeds, ME17 1TL	3			Full	
Land at, Ashford Drive, Kingswood, ME17 3PA	3			Full	
Rowan House Farm, Gravelly Bottom Road, Kingswood, ME17 3NU	3			PN	
Arnold Farm, Back Street, Leeds, ME17 1TR	3			PN	
Gravelly Barn, Gravelly Bottom Road, Kingswood, ME17 3NX	1			PN	
Land Adjacent To Beggars Roost, Well Street, Loose, Kent, ME15 0EN	4			Full	
Land adj to Sunnydale, Plain Road, Marden, TN12 9EH	1			Full	
Wolsey Place, Claygate Road, YALDING, MAIDSTONE, ME18 6BD	1			Full	
Gain Hill Yard, Claygate Road, Yalding	2			Out	
The Parsonage, Land East Of Goudhurst Road, Marden	144			Out	Yes
Tanner Oast, Goudhurst Road, Marden, TN12 9ND	2			Full	
The Threshing Barn, Tanner Farm, Goudhurst Road, Marden, Tonbridge, KENT, TN12 9ND	2			Full	
Former Syngenta Works, Hampstead Lane, Yalding, Kent	19			Out	Yes
Spindlebush Farm, Yalding Hill, Yalding, Kent, ME18 6AL	1			PN	
Great Thorn Farm, Marden Thorn, Marden, Kent, TN12 9LJ	2			PN	
Wickham Field, Pattenden Lane, Marden TN12 9QU	1			Full	
Reed Court Farm, Hunton Road, Marden, Tonbridge, Kent, TN12 9SX	1			Full	



Site location - dwellings on extant permissions	16/21	21/26	26/31	Status	Feed back
The MAP Depot Site, Goudhurst Road, Marden, Kent	60			Full	Yes
Willows, Howland Road, Marden, TN12 9EP	1			Out	
Bumpers Hall, Maidstone Road, Marden, TN12 9AG	1			Full	
Hartridge, Maidstone Road, Marden, Kent, TN12 9AG	1			PN	
The Old Coach House, Spenny Lane, Marden, Kent, TN12 9PL	1			PN	
Eden Barn, Vicarage Road, Yalding, Kent, ME18 6DW	1			Full	
Golden Hill Nurseries, Goudhurst Road, Marden, Kent, TN12 9LT	1			Full	
Land To The North Of, Howland Road, Marden, Kent	44			Out	Yes
Mount Pleasant Farm, Maidstone Road, Marden, TN12 9AG	1			PN	
Bridgehurst Farm, Howland Road, Marden, TN12 9EP	1			PN	
Oakbarn, Fosters Farm, Benover Road, Yalding, ME18 6AY	1			PN	
Downs House, Blunden Lane, Yalding, ME18 6JD	1			Out	
Little Sheephurst Farm, Sheephurst Lane, Marden, TN12 9NZ	1			PN	
Russetings, Albion Road, Marden, TN12 9ED	1			Full	
Stores At Rear Of, 1 & 2 Hillside Cottages, Kenward Road, Yalding, ME18 6AH	2			PN	
The Old Bakery, Maidstone Road, Marden, TN12 9AB	1			PN	
Land At Stanley Farms, Plain Road,	85			Out	Yes
Eastwells, Kenward Road, Yalding, ME18 6JP	3			Full	
Marden Cricket & Hockey Club, Stanley Road, Marden	124			Full	Yes
4 Haviker Street, Collier Street, TN12 9RG	1			PN	
Barn At Beech Depot, Sheephurst Lane, Marden, TN12 9NU	7			PN	No
Shingle Barn Orchards, Shingle Barn Lane, West Farleigh	2			PN	

Site location - dwellings on extant permissions	16/21	21/26	26/31	Status	Feed back
The Lodge, Little Cheveney Farm, Sheephurst Lane, Marden, TN12 9NX	1			PN	
Unit 4, Trumans Oast, Upper Fowle Hall Farm, Willow Lane, Paddock Wood, TN12 6PF	1			PN	
2 Nursery Cottages, Staplehurst Road, Marden, TN12 9BS	1			PN	
The Byre, Cheveney Farm, Vicarage Road, Yalding,	1			PN	
Cedarden Farm, Hunton Road, Marden, TN12 9SL	1			Full	
Springfield Park, Royal Engineers Road, Maidstone	180	12		Full	Yes
11-17 Castle Dene, Maidstone, ME14 2NH		10		Full	No
77, Lower Boxley Road, Maidstone, Kent, ME14 2UU	1			Full	
83, Lower Boxley Road, Maidstone, KENT, ME14 2UT	1			Full	
KCC Springfield Library Site, Sandling Road, Maidstone		114		Out	No
Land Adj to 27 Castle Dene, Maidstone, ME14 2NH	2			Full	
3 Arundel Street, Maidstone, Kent, ME14 2RS	1			Full	
Paragon House, Granville Road, Maidstone, Kent, ME14 2BJ	14			Out	No
47 Randall Street, Maidstone, Kent, ME14 2	1			Full	
The Russell Hotel, 136 Boxley Road, Maidstone, Kent, ME14 2AE	14			Full	Yes
23 Cross Street, Maidstone, ME14 2SL	3			Full	
Land adjoining, 64 Downs View Road, Maidstone, ME14 2JR	1			Full	
School House, Peel Street, Maidstone, ME14 2BP	4			Full	
253 Boxley Road, Maidstone, ME14 2AS	1			Full	
143 Chatham Road, Maidstone, ME14 2ND	1			Full	
Land adj Claygate House, 3 Claygate, Hollingbourne, ME17 1XA	1			Full	
Mobile Home at, Catharos Lithos, Yelsted Road, Yelsted, ME9 7UU	1			Full	
Twinacre, Hill Green Road, Stockbury, Sittingbourne, Kent, ME9 7UN	1			Full	

Site location - dwellings on extant permissions	16/21	21/26	26/31	Status	Feed back
Hinecon, South Green, Sittingbourne, Sittingbourne, Kent, ME9 7QD	-1			Full	
1 Culpepper Close, Hollingbourne, ME17 1UD	1			Full	
Land Adj 103 Eyhorne Street, Hollingbourne, ME17 1TX	14			Full	Yes
Land Between 3 AND 4 Lansdowne Avenue, Maidstone, ME15 9DJ	2			Full	
Land at the rear of 4 Lansdowne Avenue, Maidstone, ME15 9DJ	1			Full	
Land at the rear of 3 Lansdowne Avenue, Maidstone, ME15 9DJ	1			Full	
Land North of Sutton Road, Otham	179			Full	Yes
Land North & South of, Wallis Avenue, Maidstone, Kent	-31			Full	Yes
1 Wrangleden Road, Maidstone, ME15 9LN	1			Full	
Maidstone Care At Home Service, Mote House, Mote Park, Maidstone, ME15 8NQ	8			Full	Yes
28, Sutton Road, Maidstone, Kent, ME15 9AH	1			Full	
13, Mangravet Avenue, Maidstone, Kent, ME15 9BQ	1			Full	
101, Sutton Road, Maidstone, Kent, ME15 9AD	4			Full	
93 Sutton Road, Maidstone, Kent, ME15 9AD	1			Full	
36 South Park Road, Maidstone, ME15 7AH	1			Full	
184 South Park Road, Maidstone, ME15 7AJ	1			Full	
St Annes Residential Care Home, 221 Loose Road, Maidstone, ME15 7DR	1			Full	
2 School Lane, Maidstone, ME15 8DU	1			Full	
70 Highland Road, Maidstone, ME15 7QH	1			Full	
38 Westmorland Road, Maidstone, ME15 8BS	1			Full	
Land adj, to 70 Highland Road, Maidstone, ME15 7QH	1			Full	
Land off, Farleigh Hill, Tovil, Kent	72	200		Out	Yes
Land West of Eccleston Road, Maidstone, Kent, ME15 6QP	35			Full	Yes
565 - 567 Loose Road, Maidstone, Kent, ME15 9UH	1			PN	
Land West of, Burial Ground Lane, Tovil, Kent	27			Full	Yes

Site location - dwellings on extant permissions	16/21	21/26	26/31	Status	Feed back
Archbishop Courtenay School, Church Road, Tovil, ME15 6QY	8			Full	Yes
355 Loose Road, Maidstone, Kent, ME15 9PY	1			Full	
Bockingford Mill Cottages, Bockingford Lane, Maidstone, ME15 6DP	1			Full	
48 Lancet Lane, Maidstone, ME15 9SD	5			Full	Yes
539 Loose Road, Maidstone, ME15 9UQ	6			Full	Yes
Land at, Forest Hill, Tovil	3			Full	
Land East Of Tovil Green, Tovil	24			Full	Yes
Land rear of 418 Loose Road, Maidstone, ME15 9TX	1			Full	
Land at Green Court, High Street, Staplehurst, TN12 0AP	1			Full	
Iden Croft Nurseries, Frittenden Road, Staplehurst, TN12 0DH	1			Full	
Land to the South of, Oliver Road, Staplehurst, KENT	18			Full	Yes
The Wild Duck, Pagehurst Road, Staplehurst, Tonbridge, Kent, TN12 9LH	2			Full	
59 Bell Lane, Staplehurst, TN12 0BB	1			Full	
The Diary, Great Pagehurst Farm, Pagehurst Road, Staplehurst, TN12 0JD	1			PN	
The Diary, Great Pagehurst Farm, Pagehurst Road, Staplehurst, TN12 0JD	1			PN	
The Furrow, Great Pagehurst Farm, Pagehurst Road, Staplehurst, TN12 0JD	1			PN	
Homeleigh Timber Supplies, Station Road, Staplehurst, Tonbridge, Kent, TN12 0PY	12			Out	Yes
Baywood, Headcorn Road, Staplehurst, Tonbridge, Kent, TN12 0BU	1			Out	
Land rear of the Pride of Kent, High Street, Staplehurst, TN12 0AH	3			Full	
Duckhurst Farm, Clapper Lane, Staplehurst, Tonbridge, Kent, TN12 0JW	2			Full	
Bell Hotel, High Street, Staplehurst, TN12 0AY	6			Full	Yes
Oakhurst Orchard, Pagehurst Road, Staplehurst, Kent, TN12 0JB	2			PN	
Barn Adjoining Maplehurst Barn, Frittenden Road, Staplehurst, Kent, TN12 0DL	1			PN	

Site location - dwellings on extant permissions	16/21	21/26	26/31	Status	Feed back
Thorford Hall Farm, Goudhurst Road, Staplehurst, Kent, TN12 0HQ	2			PN	
Tanyard House, High Street, Staplehurst, TN12 0AU	1			Full	
Land Adj to Iden Grange, Cranbrook Road, Staplehurst, TN12 0ET	1			PN	
Land South Of The Gables, Marden Road, Staplehurst, TN12 0PE	1			PN	
Tallow Barn, Fitzgerald Close, Staplehurst, TN12 0FD	1			Full	
Roofing Centre Group Ltd, Mendip House, Leeds Road, Langley, ME17 3JN	6			Out	No
Kings Head, North Street, Sutton Valence, ME17 3AP	1			Full	
Swan Inn, Broad Street, Sutton Valence, Maidstone, Kent, ME17 3AJ	1			Full	
The Parlour, Babylon Farm, Babylon Lane, Hawkenbury, Kent, TN12 0EG	1			PN	
Land At, 1 Warmlake Cottages, Warmlake Road, Sutton Valence, Kent, ME17 3LP	2			Full	
Wheelwrights, Hunton Hill, Hunton, Maidstone, Kent, ME15 0QX	1			Full	
Greentops, Headcorn Road, Sutton Valence, Kent, ME17 3EH	5			Full	Yes
Land At Langley Park, Sutton Road, Maidstone, Kent	404	155		Full	Yes
South Belringham, South Lane, Sutton Valence, ME17 3BD	2			Full	
Atcost Building, Babylon Farm, Babylon Lane, Hawkenbury, TN12 0EG	1			PN	
The Oaks, Maidstone Road, Sutton Valence, ME17 3LR		9		Full	No
Brandys Bay, South Lane, Sutton Valence, ME17 3AZ	39			Full	Yes
Warmlake Farmhouse, Maidstone Road, Sutton Valence, ME17 3LR	1			Full	
Land Adjacent To Little New Barn Farm, New Barn Road	2			PN	
Headcorn Hall, Biddenden Road, Headcorn, Ashford, Kent, TN27 9JD		10		S106	No

Site location - dwellings on extant permissions	16/21	21/26	26/31	Status	Feed back
Romney Court, 25, Romney Place, Maidstone, Kent, ME15 6LG		10		S106	No
Tovil Quarry Site, Straw Mill Hill, Tovil, Maidstone, Kent, ME15 6FL		113		S106	No
2 & 3, Foster Street, Maidstone, Kent		14		S106	No
Land Adjacent Old Tovil Boat Yard, Beaconsfield Road, Tovil, Maidstone, Kent, ME15 6RU		3		S106	
1, Foster Street, Maidstone, Kent, ME15 6NH		12		S106	No
The Paddock, Grove House, Old Ashford Road, Lenham Kent ME17 2PX	23			S106	No
Land west of Mill Bank, Maidstone Road Headcorn Kent TN27 9RJ	62			S106	No
<b>Dwellings</b>	<b>4484</b>	<b>1234</b>	<b>45</b>		
<b>Non Implementation 5%</b>	<b>224</b>	<b>62</b>	<b>2</b>		
<b>Total dwellings</b>	<b>4260</b>	<b>1172</b>	<b>43</b>		

Table 8.10 List of extant planning permissions

Site location - Local Plan allocations	16/21	21/26	26/31	Status	Feed back
H1 (4) Oakapple Lane, Barming	130	57		Pending	Yes
H1 (7) Land North Of Bicknor Wood, Sutton Road, Maidstone,	170	20		Pending	Yes
H1 (8) West of Church Road, Otham	125	250	65	Pending	Yes
H1 (9) Land At Bicknor Farm, Sutton Road, Langley, ME17 3NG	140	195		Pending	Yes
H1 (10) Land South Of, Sutton Road, Langley,	200	425	175	Pending	Yes
H1 (11) Springfield site, Monktons Lane, Royal Engineers Rd MAIDSTONE	80	350	70	Pending	No
H1 (12) 180-188 Union Street, Maidstone, ME14 1EY	30			S106	Yes
H1 (13) Medway Street, Maidstone		40		S106	No
H1 (14) American Golf, Tonbridge Road, Maidstone	60			Pending	Yes
H1 (15) 6 Tonbridge Road, Maidstone		15		Pending	No
H1 (17) Laguna, Hart Street, Maidstone	76			Pending	No
H1 (18) Dunning Hall, Fremlin Walk, Week Street, Maidstone	14			Pending	Yes

Site location - Local Plan allocations	16/21	21/26	26/31	Status	Feed back
H1 (19) 18-21 Foster Street, Maidstone	5			Pending	Yes
H1 (20) Wren's Cross, Upper Stone Street, Maidstone	60			Pending	Yes
H1 (21) Land At Barty Farm, Roundwell, Bearsted, ME14 4HN	80	42		Pending	No
H1 (22) Whitmore Street, Maidstone		5		Pending	No
H1 (23) Bell Farm, North Street, Barming	35			Pending	Yes
H1 (24) Land At, Postley Road, Maidstone, ME15 6RH	62			S106	Yes
H1 (25) Bridge Industrial Centre, Wharf Road, Tovil		15		Pending	No
H1 (26) Tovil Working Men's Club, Tovil Hill, Maidstone	20			Pending	Yes
H1 (27) Land Rear Of Police Headquarters, Sutton Road, Maidstone	22	90		S106	Yes
H1 (28) Land To Rear Of Kent Police Training School Off, St Saviours Road, Maidstone, ME15 9DW	18	72		S106	Yes
H1 (29) Land At, New Line Learning, Boughton Lane, Maidstone	130	50		Pending	No
H1 (30) West of Eclipse, Old Sittingbourne Road, Maidstone	35			Pending	Yes
H1 (31) Bearsted Station Goods Yard, Bearsted		20		Pending	No
H1 (32) Land To The South Of, Cross Keys, Bearsted	50			S106	Yes
H1 (34) Mayfield Nursery, Ashford Road, Harrietsham, ME17 1BN	49			S106	Yes
H1 (38) Land East Of Thatch Barn Road And South Of, Lenham Road, Headcorn,	13			S106	Yes
H1 (38) Land North Of, Grigg Lane, Headcorn,	28			S106	Yes
H1 (39) South of Grigg Lane, Headcorn		55		Pending	No
H1 (40) Knaves Acre, Headcorn		5		Pending	No
H1 (42) Tanyard Farm, Old Ashford Road, Lenham		155		Pending	No
H1 (43) Land East Of Glebe Gardens, Old Ashford Road, Lenham	10			Pending	No
H1 (48) Land south of the Parsonage, Goudhurst Road, Marden	50			Pending	No

Site location - Local Plan allocations	16/21	21/26	26/31	Status	Feed back
H1 (49) Hen And Duckhurst Farm, Marden Road, Staplehurst, TN12 0PD	164	86		S106	Yes
H1 (50) (Fishers Farm) Land North Of, Headcorn Road, Staplehurst, TN12 0DT	225	175		Pending	Yes
H1 (51) Land to the North of Henhurst Farm, Staplehurst	30	30		Pending	No
H1 (52) Land West Of 73 Haste Hill Road, Boughton Monchelsea Kent ME17 4LN	20			Pending	No
H1 (53) Land at Boughton Lane, Boughton Monchelsea and Loose	75			Pending	Yes
H1 (54) Boughton Mount, Boughton Lane, Boughton Monchelsea		25		Pending	No
H1 (55) Land At Church Street And Heath Road, Boughton Monchelsea	40			Pending	Yes
H1 (56) Lyewood Farm, Green Lane, Boughton Monchelsea		25		Pending	No
H1 (57) Land South Of Sunny Brae, Hubbards Lane, Boughton Monchelsea, ME17 4HY		8		Pending	No
H1 (58) Linden Farm, Stockett Lane, East Farleigh, ME15 0QD	74			S106	No
H1 (60) Forstal Lane, Coxheath	90	105		Pending	No
H1 (61) Land North Of, Heath Road, Coxheath, ME17 4TB	55			S106	No
H1 (63) East of Eyhorne Street, Eyhorne Street, Hollingbourne	10			Pending	Yes
H1 (65) Land adjacent to the Windmill, Eyhorne Street, Hollingbourne	15			Pending	Yes
H1 (67) Vicarage Road, Yalding		65		Pending	No
H1 (68) Bentletts Farm, Claygate Road, Yalding, ME18 6BB	10			Pending	Yes
RMX1 (2) Maidstone East and Maidstone Sorting Office, Sandling Road, Maidstone		210		Pending	No
RMX1 (4) Former Syngenta Works, Hampstead Lane, Yalding	40	160		Pending	No
<b>Total Dwellings</b>	<b>2540</b>	<b>2750</b>	<b>310</b>		

Table 8.11 List of Local Plan allocations phased by 5-year periods



## Appendix D Analysis of poorer quality office stock in the town centre

**8.2** Planning consents were checked for all sites identified in the GVA Qualitative Employment Site Assessments, Appendix V Town Centre Office Map & Stock Observations as poor. Where floorspace was not available from the GVA assessment, data was obtained from the council's economic development team and through internet searches. The quantity of floorspace within poor quality office stock that has been, or was in the process of being converted to residential was identified. This enabled identification of the remaining floorspace capacity on sites of poor quality, excluding floors currently in use for retail or other non office use. The quantities of dwellings for each site with planning consent were used to gain an average dwelling size. The average dwelling size was then applied to the available floor space to identify potential dwelling capacity, and a 10% reduction was applied to allow for access and site amenities.

GVA Ref	Building Name	Total floorspace ft <sup>2</sup>	PN floorspace ft <sup>2</sup>	Available floorspace ft <sup>2</sup>	Further potential dwelling yield
2	Cantium House	15,736	0	15,736	28
3	Brenchley House	85,883	60,990	0	0
5	Star House	28,932	19,770	0	0
6	Cornwallis House	13,843	9,657	0	0
8	Recruit House (60-61 High Street)	No data	Completed 2011	0	0
9	Sunley House	7,539	0	5,655	10
10	Colman House	49,169	0	41,180	73
11	89 King Street	8,100	0	8,100	14
13	Lyndean House	12,058	0	12,058	20
14	Brecon House, 16A Albion Place	8,387	0	8,387	15
15	GLH House	7,372	0	7,372	13
20	Kent House	116,871	116,871	0	0
21	Medvale House	44,612	0	44,612	79
22	Miller House	61,520	55,860	5660	10
23	Sussex House	10,078	7,605	0	0
24	Romney Court	7,343	0	7343	15
30	Bishops Terrace	27,267	27,267	0	0
31	Medway House (26-30 Medway Street)	5,909	4,431	1,477	3
37	1 Albion Place	No data	No data	No data	No data

<b>GVA Ref</b>	<b>Building Name</b>	<b>Total floorspace ft<sup>2</sup></b>	<b>PN floorspace ft<sup>2</sup></b>	<b>Available floorspace ft<sup>2</sup></b>	<b>Further potential dwelling yield</b>
	3 Albion Place	No data	No data	Pending planning decision	4
	5 Albion Place	No data	No data	No data	No data
	7 Albion Place	No data	No data	Pending planning decision	4
	9 Albion Place	No data	No data	No data	No data
	11-13 Albion Place	No data	No data	Pending planning decision	10
	15 Albion Place	No data	No data	No data	No data
	19-21 Albion Place	No data	No data	Pending planning decision	14
38	Corner Sittingbourne Road, Queen Anne Road	10,269	10,269	0	0
<b>Total</b>					<b>312</b>

Table 8.12 Analysis of poorer quality office stock in the town centre

## Appendix E MoD correspondence for Invicta Park Barracks



Ministry of Defence  
Main Building GM44  
Horse Guards Avenue  
London  
SW1A 2HB  
United Kingdom

Telephone [MOD]: +44 (0)20 7218 2083  
Facsimile [MOD]: +44 (0)20 7218 2614  
E-mail: Louise.Spalding442@mod.uk

Ms C Parks  
Project Manager, Local Plan  
Maidstone Borough Council  
King Street  
  
Maidstone  
ME15 6JQ

18 May 2016

Dear Ms Parks  
**Maidstone Borough Plan**  
**Publication Draft (Regulation 19)**  
**Policy H2 (2)**  
**Invicta Park Barracks, Maidstone**

Thank you very much for meeting myself and colleagues from Carter Jonas on 4 May. It was good to talk through the Maidstone Borough Plan and discuss the future development potential of Invicta Park Barracks with you and your colleagues.

The barracks is being studied in the context of the UK Footprint Strategy for Defence which is an estate wide departmental asset review, the aim of which is to create a smaller and better estate that effectively supports and serves the needs of our armed forces.

A number of sites are being looked at as part of the work on the Footprint Strategy. This barracks, which is in the urban area, may be one where the operations could be relocated elsewhere in the UK portfolio.

In the light of the work we are doing, DIO is very pleased to see the inclusion of the Barracks in the draft Local Plan for residential led development for up to 1300 units. Our Strategy and its likely programme are due to be reported in the Autumn of this year and in the interim the site should continue to be allocated.

At our meeting we shared with you the work that has been completed to date and the emerging illustrative proposals for the site. Housing units which come forward on the site will count towards MoD targets for housing and also deliver part of Maidstone Borough Council's housing allocation in the plan period.

Our work will continue over the next few months and as agreed we should look to meet again in the near future, to discuss the local plan progress and our work on the site.

I will contact you again once our study has concluded but in the meantime please do not hesitate to contact me if you have any further questions.

My thanks once again for your time on 4 May.

Yours Sincerely

Louise Spalding  
Senior Town Planner

## Appendix F Housing trajectory graph

	11/16	16/17	17/18	18/19	19/20	20/21	21/2	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Total
Completions	2,860																2,860
Extants (incl. Discount)		1,086	940	905	723	605	273	252	156	203	289	43	0	0	0	0	5,475
Allocated sites		35	331	594	723	857	791	604	535	435	385	205	100	5	0	0	5,600
Broad locations		0	0	0	0	0	75	85	85	85	85	495	695	725	725	735	3,790
Windfall allowance		0	0	0	48	48	116	116	116	116	116	185	185	185	185	184	1,600
Total	2,860	1,121	1,271	1,499	1,494	1,510	1,255	1,057	892	839	875	928	980	915	910	919	19,325

Table 8.13 Housing trajectory 1 April 2011 to 31 March 2031

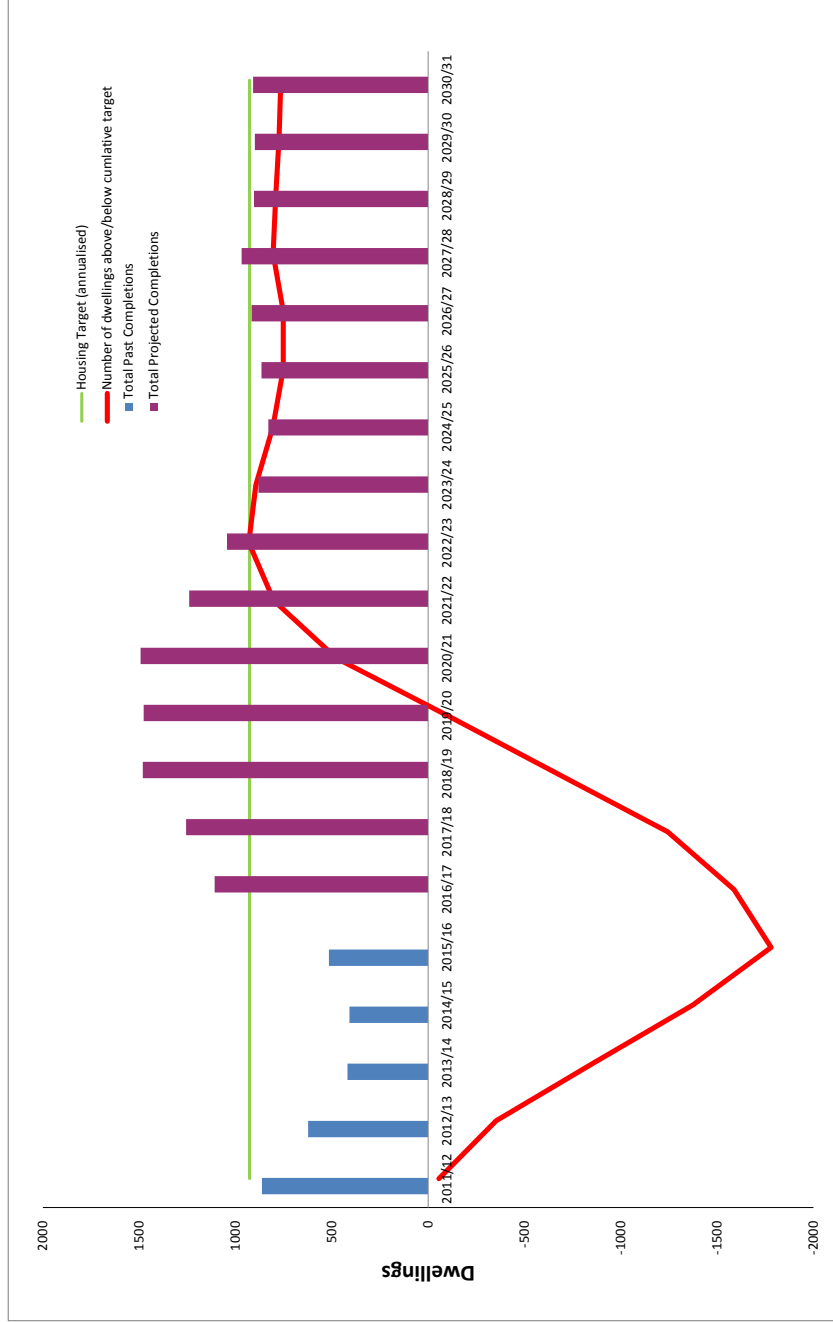


Figure 8.1 Housing Trajectory 2011/31

**Appendix G Rolling five-year housing land supply**

	16/17	17/18	18/19	19/20	20/21	21/2	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31
Objectively assessed need	18,560	18,560	18,560	18,560	18,560	18,560	18,560	18,560	18,560	18,560	18,560	18,560	18,560	18,560	18,560
Cumulative projected completions	-2,860	-3,981	-5,253	-6,752	-8,246	-9,756	-11,011	-12,068	-12,960	-13,799	-14,674	-15,602	-16,582	-17,497	-18,407
Cumulative target	15,700	14,579	13,307	11,808	10,314	8,804	7,549	6,492	5,600	4,761	3,886	2,958	1,978	1,063	153
5-year rolling target (reducing from 2027/28)	4,640	4,640	4,640	4,640	4,640	4,640	4,640	4,640	4,640	4,640	4,640	3,712	2,784	1,856	928
Cumulative shortfall (-) / surplus	-1,780	-1,587	-1,243	-672	-106	476	803	932	896	807	754	754	806	793	775
Residual 5-year rolling target with 5% buffer	6,741	6,538	6,177	5,578	4,983	4,372	4,029	3,893	3,931	4,025	4,080	3,106	2,077	1,116	161
Cumulative housing land supply	6,896	7,030	6,815	6,208	5,553	4,918	4,591	4,514	4,537	4,608	4,652	3,724	2,744	1,829	919
Housing land surplus	155	492	638	630	570	546	562	621	606	583	572	618	667	713	758

Table 8.14 Rolling five-year housing land supply 1 April 2016 to 31 March 2031